

Guide Price
£420,000
Freehold





Berrow Road, Burnham-on-Sea, Somerset TA8 2PN



Features

- Four bedroom detached home
- Two large reception rooms
- Good size level plot
- Driveway and large garage
- Gas fired central heating
- Double glazing throughout
- In need of modernisation
- Popular residential location with good access to amenities and transport links
- Close to seafront and town
- Priced to reflect condition

Summary of Property

A spacious four-bedroom detached family home set on a good-sized plot with driveway parking and a large garage, ideally situated within easy reach of local amenities and transport links.

The ground floor offers generous and flexible accommodation, approached via an enclosed porch leading into a welcoming entrance hall. To the front are two bright and comfortable reception rooms – a lounge and dining room, both enjoying bay windows that provide plenty of natural light. The kitchen is fitted with a range of wall and base units and opens through to a utility room, which in turn gives access to a lobby area with cloakroom/WC, storage, and a connecting door to the garage. On the first floor, a spacious landing leads to four well-proportioned bedrooms, two of which are generous doubles with front-facing bay windows.

The remaining bedrooms are ideal for children, guests, or a home office.

A family bathroom completes the first-floor accommodation, fitted with a three-piece suite including a bath with shower over, wash basin, and WC. Outside, the property sits within a pleasant and established residential area, enjoying a good-sized plot with gardens to the front and rear, offering potential for landscaping or extension (subject to consents). The location provides easy access to Burnham-on-Sea town centre, the seafront, and local schools, with convenient road links to the A38 and M5 (Junction 22) for commuting to Bristol, Weston-super-Mare, and Taunton. The property is in need of modernisation throughout and has been priced accordingly, offering an excellent opportunity for buyers seeking a home they can update to their own taste and add value over time.

Room Descriptions

Entrance Hall: 2.84m x 2.59m (9' 4" x 8' 6")

Welcoming entrance hall with herringbone parquet flooring, stained-glass door, leaded window, carpeted staircase, understairs storage, and charming period details adding light, character, and timeless early 20th-century style.

Lounge: 3.96m x 4.79m (13' 0" x 15' 9")

Spacious, light-filled lounge with bay window, feature fireplace, high ceilings, decorative coving, and period charm—perfect for relaxing, entertaining, and enjoying morning sunshine with timeless character.

Dining Room: 3.92m x 4.79m (12' 10" x 15' 9")

Bright, spacious dining room with bay window, traditional fireplace, high ceilings, and period details—ideal for family gatherings, entertaining, or versatile use with elegant, welcoming character.

Kitchen/Breakfast Room: 3.92m x 6.36m (12' 10" x 20' 10")

Spacious rear kitchen with traditional wooden units, Range-style cooker, ample storage, dining space, and garden access—bright, practical, and welcoming, serving as the home's social hub.

Utility: 2.57m x 1.33m (8' 5" x 4' 4")

Adjoining pantry/utility with shelving, worktop, and window—ideal for storage or laundry use. Offers excellent potential for modernisation into a spacious, characterful family kitchen-diner.

Upstairs Landing:

Spacious, light-filled landing with stained-glass window, painted balustrade, and arched doorway—combining period charm, elegance, and space ideal for a small seating or reading area.

Bedroom One:

Spacious front double bedroom with bay window, decorative fireplace, high ceilings, and period charm—bright, elegant, and versatile with excellent scope for a stylish principal suite.

Bedroom Two:

Large front double bedroom with bay window, decorative fireplace, built-in shelving, and abundant natural

light—ideal as a principal or guest room with character and potential.

Bedroom Three:

Spacious rear double bedroom with garden views, high ceilings, and natural light—versatile for guests, teens, or office use, offering charm, flexibility, and modernisation potential.

Bedroom Four:

Rear single bedroom with natural light, quiet outlook, and high ceiling—ideal as a child's room, office, or guest space with scope for redecoration.

Bathroom:

Spacious family bathroom with corner bath, shower, pedestal basin, and WC—naturally lit, practical, and ideal for modernisation into a stylish, contemporary suite with ample storage space.

Garage:

A brick built garage with double doors, power, and rear access—ideal for parking, storage, or workshop use, with driveway providing additional off-road parking and convenience.

Gardens:

The property stands within a generous plot, set back from the road and approached via a private driveway providing ample off-road parking and access to the attached garage. The front garden is mainly laid to lawn with mature shrubs and trees offering privacy and a pleasant outlook.

To the side and rear, the garden continues with further lawned areas, established planting, and paved seating spaces ideal for outdoor dining or relaxation. The layout provides plenty of scope for landscaping or extension, subject to the necessary consents.

The combination of generous outdoor space, ample parking, and a private setting enhances the overall appeal of this distinctive home — offering an excellent opportunity for those seeking a period property with character, charm, and the potential to create a truly individual family residence.



Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Material Information
Council Tax Band & Charge for Current Year
Band: E £2,932.65 for 2025/26
EPC Rating & Date Carried Out
EPC: E 22/10/2025
Building Safety Issues
Non-Reported
Mobile Signal
Ofcom Mobile Coverage Checker Provides official indoor and outdoor coverage predictions across all major UK networks www.ofcom.org.uk
nPerf Mobile Coverage Map Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data. www.nperf.com
Mast Data Mobile Mast Summary Shows mast locations and coverage details for each mobile provider across the UK www.mastdata.com
Construction Type
Standard Construction
Existing Planning Permission
No Applications Currently Registered
Coalfield or Mining
N/A
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