

**Guide Price**  
**£225,000**  
**Freehold**





Abingdon Street, Burnham-on-Sea, Somerset TA8 1PL



### Features

- Three-bedroom home
- Spacious living area
- Spacious kitchen
- Private courtyard garden
- Well-proportioned bedrooms
- Gas central heating
- Double glazing throughout
- Prime location near shops, cafes, and the seafront
- Easy access to transport links

## Summary of Property

Located in the heart of Burnham-on-Sea, this charming three-bedroom home offers an excellent opportunity for those seeking a well-presented property in a convenient and sought-after location.

Just a short walk from the bustling high street, local shops, cafes, and the seafront, this home is perfectly positioned to enjoy all that this coastal town has to offer. The property features a spacious and welcoming living area, providing a comfortable space to relax or entertain guests. The modern fitted kitchen is well-equipped with ample storage and workspace, making it ideal for those who enjoy cooking. A door from the kitchen leads out to a private courtyard garden, a low-maintenance outdoor space perfect for dining al fresco or simply unwinding after a busy day. Upstairs, the home offers two well-proportioned bedrooms, both of which benefit from plenty of natural light.

The main bedroom is a generous double, while the second bedroom provides versatility, whether used as a guest room, home office, or additional living space. The bathroom is modern and stylish, featuring a contemporary suite with a bath and shower over. Additional benefits include gas central heating and double glazing throughout, ensuring the property remains warm and energy-efficient.

With its central location, this home is within easy reach of excellent transport links, making it ideal for commuters or those looking to explore the wider area. This property would suit a variety of buyers, from first-time purchasers to investors or those looking to downsize. With its combination of character, convenience, and practicality, this is a fantastic opportunity to acquire a home in one of Burnham-on-Sea's most desirable areas.

## Room Descriptions

### Entrance Porch into the Entrance Hall

With uPVC entrance door having a double glazed fan light, moulded cornice and three understairs cupboards.

### Lounge - 3.96m x 3.3m (13' 0" x 10' 10")

Double glazed bay window, fireplace, moulded cornice, dado rail, radiator and wide opening to:

### Dining Room - 3.35m x 3.33m (11' 0" x 10' 11")

Dado rail, radiator and double glazed French doors to the rear garden.

### Kitchen/Breakfast Room 20' 6" x 8' 3" (6.25m x 2.51m)

One and a half bowl sink drainer, stainless steel wash unit having a mixer tap. Range of modern base, wall and drawers units with roll top work surfaces, incorporating a breakfast bar. Fitted Indesit four ring ceramic hob, cooker hood and fitted Indesit double oven. Plumbing for a dishwasher, washing machine. Radiator, two double glazed windows and spot lights. Potterton gas fired boiler and a double glazed to the rear garden.

### Landing

Access to the loft space, storage cupboard and wardrobe.

### Bedroom 1 16' 6" x 10' 11" (5.03m x 3.33m)

Double glazed window, radiator and free standing wardrobe with mirrored doors.

### Bedroom 2 11' 2" x 10' 11" (3.4m x 3.33m)

Double glazed window and radiator.

### Bedroom 3 11' 9" x 8' 3" (3.58m x 2.51m)

Two double glazed windows and radiator.

### Bathroom 7' 7" x 5' 6" (2.3m x 1.68m)

White suite comprising panelled bath with shower over, shower rail and curtain. Pedestal hand wash basin, low level WC, double glazed windows, part tiles walls, radiator and extractor fan.

### Outside

Small area of garden to the front home. The good sized rear garden is laid to the lawn with adjoining paved and concrete patio area. Covered outside sitting area. Garden shed and rear pedestrian access.



# 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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## Building Safety

Non Reported

## Mobile Signal

Ofcom shows predicted mobile coverage, nPerf shows real-world signal strength.

## Construction Type

Standard Construction

## Existing Planning Permission

Non Reported

## Coalfield or Mining

Non Reported

## Council Tax: Band B

Council Tax: Rate 1905.64

Parking Types: On Street.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: Level access.

## Flooding Sources:

Has the property been flooded in last 5 years? No

## Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

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