

£310,000  
Freehold







25 Pembroke Close, Burnham-on-Sea, Somerset TA8 2EN



### Features

- Semi-Detached House
- 4 Bedrooms - Master with Shower
- Entrance Hall, Lounge, Dining Room
- Family Bathroom + separate WC
- Front Chipping Area for Parking, Driveway & Garage
- Rear Garden with Lawn & Patio

## Summary of Property

A Four Bedroom Gas Centrally Heated, Double Glazed, Semi-Detached House For Sale

Standing in a popular residential area on the north side of this Somerset seaside town. The property is located approximately three quarters of a mile from the town centre. Burnham-on-Sea town centre provides various shipping facilities together with other amenities including churches, schools, library, cinema, doctors surgery, hospital, hotels restaurant and public houses. Access to the M5 Junction 22 at Edithmead. Mainline railway station in Highbridge.

Built of brick and block cavity walls with a part external render with an Alpine finish to the upper elevations. The roof is tiled, felted and insulated. The property offers four bedroom accommodation which is ideal for family occupation.

Mains Electricity, Gas, Water & Drainage are connected.

Freehold. Vacant Possession on Completion.

Somerset Council, Tax Band: C - £2,000.42 for 2024/25

## Room Descriptions

### ENTRANCE HALL

Entrance door with a double-glazed panel, radiator and wood laminate flooring.

### LOUNGE: 4.81m x 3.59m

Fireplace with a wooden surround and fitted real-life gas fire. Double-glazed window, radiator, coved ceiling, wood laminate flooring and understairs cupboard.

### DINING ROOM: 3.56m x 2.65m

Double-glazed window, radiator and wood laminate flooring.

### KITCHEN: 3.80m x 2.63m

1 1/2 bowl single drainer sink unit. Range of base, wall and drawer units with tiled worktops. 'Beko' gas cooker, cooker hood and electric cooker point. 'Zanussi' dishwasher. Plumbing for an automatic washing machine. Double-glazed window, part-tiled walls, tiled floor and fluorescent strip light. 'Ideal' Mexico gas-fired boiler. Double-glazed door to the outside.

### LANDING

Airing cupboard housing the insulated hot water tank fitted with an electric immersion heater. Access to the insulated loft space via sliding aluminium ladder.

### MASTER BEDROOM: 3.62m x 3.53m

Double-glazed window, radiator, wood laminate flooring and ceiling fan. Tiled shower cubicle with a 'Briston' shower unit, heated towel rail and extractor fan.

### BEDROOM: 4.04m x 2.96m

Double-glazed window, radiator, ceiling fan, wood laminate flooring and range of built-in wardrobes.

### BEDROOM: 3.44m x 2.82m

Double-glazed window and radiator.

### BEDROOM: 3.10m x 1.97m

Double-glazed window and radiator.

### BATHROOM:

Panelled bath with a 'Triton' shower unit over, rail and curtain and wash hand basin h/c. Radiator, part-tiled walls and double-glazed window.

### SEPARATE WC:

Low-level WC with pedestal wash hand basin h/c. Radiator and double-glazed window.

### OUTSIDE:

The Front Garden is laid to chippings which does create additional parking space with concrete driveway providing parking space and leading to:-

### GARAGE: 5.80m x 2.64m

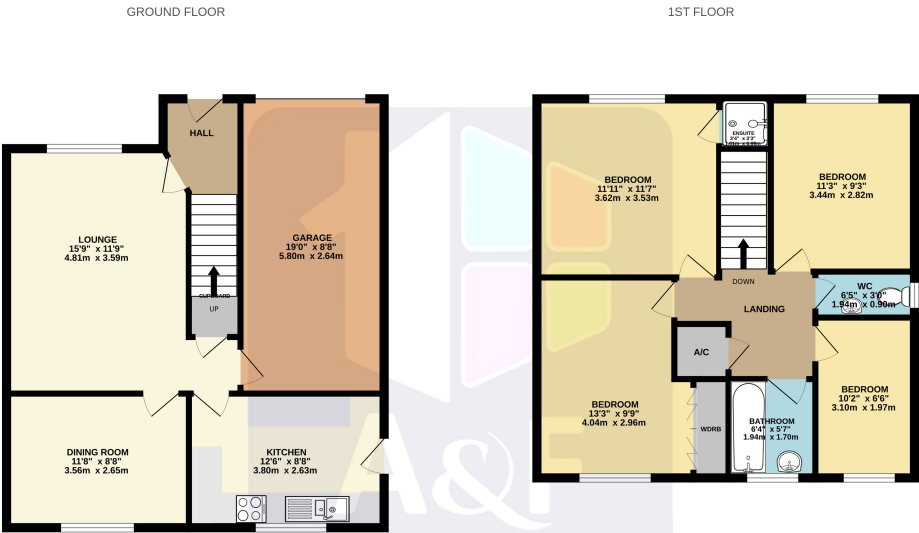
Up-and-over door, fluorescent strip light and power on a concrete base. Personal door to the interior of the house.

### REAR GARDEN:

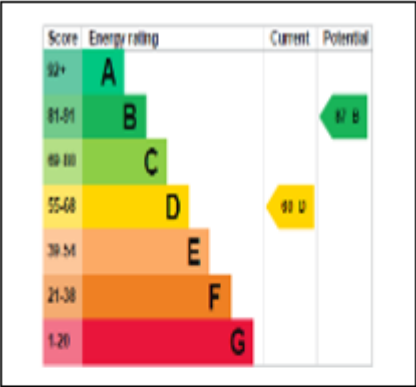
Side pedestrian access to the Rear Garden which is laid to lawn with an adjoining concrete patio area. Flower and shrub borders. Water tap.



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**

**Utilities Services:**  
Mains Water, Gas, Electricity & Drainage are Connected

**Flood Risk:**  
<https://flood-map-for-planning.service.gov.uk/>

**Broadband & Mobile Signal:**  
For an indication of specific speeds and supply or coverage in the area, we recommend potential Buyers use:-  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Planning Applications:**  
[https://sdc.somerset.gov.uk/planning\\_online](https://sdc.somerset.gov.uk/planning_online)