

£240,000
Freehold





3 Fraser Close, Burnham-on-Sea, Somerset TA8 2TJ



Features

- Three bedroom semi-detached property
- Spacious lounge/dining room with natural light
- Peaceful location with nearby amenities
- Good sized garden
- Parking for several cars
- No onward chain
- Double glazing throughout
- Gas central heating
- Neutrally decorated throughout
- Garden shed

Summary of Property

This semi-detached property in a peaceful and community-oriented location is now available for sale. The neutrally decorated house features one reception room ideal for lounging and dining, boasting a good size and under stairs storage. The lounge/dining room is bright and airy with windows to both the front and back, creating a welcoming atmosphere.

The property comprises three bedrooms, with two generously sized double bedrooms benefiting from ample natural light. The third bedroom is a comfortable single room also flooded with natural light. The bathroom includes a panel bath with a shower over, a heated towel rail, a pedestal wash hand basin, and a WC, offering convenience and style.

Additionally, the property offers a kitchen with space for under-counter appliances and a cooker, as well as ample storage in the form of wall, base units, and drawers. The kitchen also provides access to the rear garden, perfect for outdoor dining and relaxation. Other key features of the property include parking facilities and a lovely garden.

This home is ideal for families, couples, investors, and first-time buyers looking for a comfortable and inviting living space in a vibrant community.

EPC: C

Council Tax Band: B - Cost for 2024/25 £1,750.37

Room Descriptions

Hallway

Door into the lounge and stairs to the first floor.

Lounge/Dining Room 23'3" x 11'9" (7.1m x 3.6m)

Large open plan lounge and dining area, window to front and rear aspect with a downstairs storage cupboard. Door to kitchen:

Kitchen 9'0 x 7'6 (2.74m x 2.29m)

Range of Wall, base units and drawer, one and a half sink and drainer, space for stand alone cooker, space for undercounter fridge/fridge and washing machine. Door out onto the rear garden.

First Floor Landing

Doors to the three bedrooms, bathroom, airing cupboard which houses the boiler and loft access.

Bedroom One 12'7" x 8'11" (3.8m x 2.7m)

Good sized bedroom which would accommodate a double bed and accompanying furniture. Rear aspect window.

Bedroom Two 10'8" x 8'11" (3.3m x 2.7m)

Double size room with a front aspect window.

Bedroom Three 7'8" x 6'9" (2.3m x 2.1m)

Single size room with a front aspect window.

Rear Garden

A good sized garden which is mainly laid to lawn with a patio for alfresco dining, garden shed, fully enclosed with a side access gate.

Front Garden

Area laid to lawn with driveway for several cars.

Directions

At the roundabout at the junction with Love Lane and Oxford Street beside the Esso service station proceed along Love Lane to the roundabout beside Tesco supermarket. Take the first exit and next left into Hawley Way. Proceed down Hawley Way taking the next left into Cunningham Road. Take the second right into Beatty Way. Take a left of Beatty Way into Fraser Close.

Location

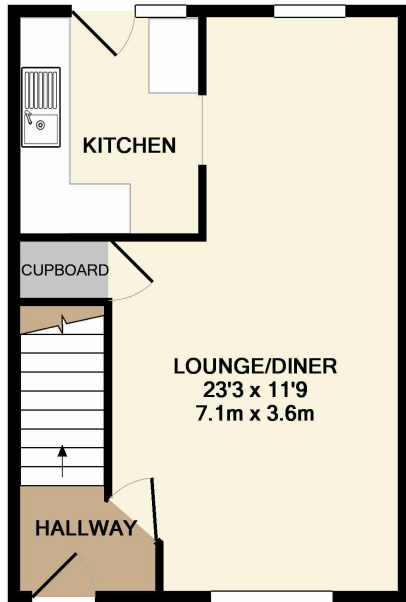
Burnham-on-Sea is a charming coastal town located in Somerset, England, known for its beautiful beaches, historic pier, and traditional seaside attractions. The town is situated on the Bristol Channel coast, boasting a long stretch of sandy beach that's perfect for family days out, leisurely strolls, and enjoying the sea breeze. The beach is especially popular during the summer months when visitors come to sunbathe, build sandcastles, and dip into the refreshing waters.

The town center of Burnham-on-Sea is characterized by its quaint streets lined with independent shops, cafes, and pubs. Visitors can explore the unique offerings of local businesses, from artisan crafts to vintage finds. The friendly atmosphere and welcoming locals make it a delightful place to spend an afternoon browsing or enjoying a meal.

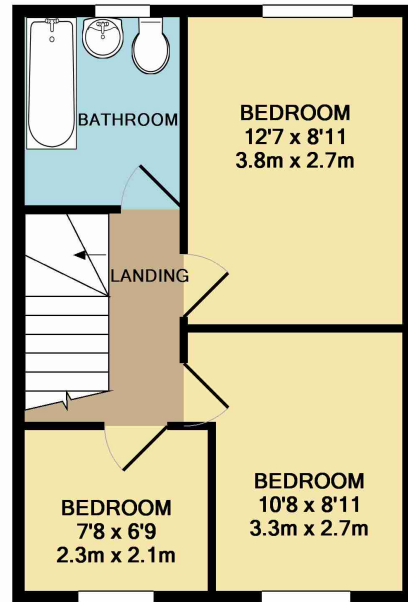
Overall, Burnham-on-Sea offers a delightful mix of seaside charm, historic appeal, and natural beauty, making it a perfect destination for a relaxing getaway or a fun-filled family holiday by the coast.



Floorplan



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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