

**GUIDE PRICE**  
**£219,950**  
**Freehold**



ROSE  
COTTAGE







Love Lane, Burnham-on-Sea, Somerset TA8 1EY



## Features

- Two double bedrooms
- Desirable location
- Nearby schools and amenities
- Excellent transport links
- Council tax band A
- Character property
- Built-in wardrobes
- Original fireplace

## Summary of Property

On offer is this delightful two-bedroom, semi-detached cottage in a secluded location just off of Love Lane. This property, currently listed for sale, is in good condition and boasts of character with its unique features such as exposed beams and a cosy fireplace, perfectly combining traditional charm with modern comforts.

The property comprises of two well-proportioned double bedrooms, each fitted with built-in wardrobes, offering ample storage space. There is also a single bathroom that serves these rooms. The property boasts of a spacious reception room, the heart of the home, which is further enhanced by the presence of a charming fireplace, providing a perfect space for relaxation and entertainment.

Additionally, the property offers a well-equipped kitchen that will cater to all your culinary needs. The property is council tax band A, making it an affordable choice for many.

The property is ideally suited for couples or families, offering ample living space. Its location further enhances its appeal, with excellent public transport links, nearby schools, local amenities, parks, and walking routes all in close proximity. This makes everyday living convenient and adds to the overall appeal of the property.

The property's charming cottage feel, coupled with its practical layout, makes it an attractive proposition. This semi-detached home is an excellent opportunity for those seeking a blend of traditional character and modern living in a desirable location.

We recommend arranging a viewing to fully appreciate what this property has to offer.

Council Tax Band A £1,500.31 2024/25

EPC: D Mains Electricity, Gas, Water & Drainage are connected.

Freehold

## Room Descriptions

### ACCOMMODATION

#### ENTRANCE PORCH:

Double-glazed door and double glazed windows

#### LOUNGE: 3.65m x 3.12m / 12' 0" x 10' 3"

Tiled fireplace with facility for an open fire. Exposed ceiling beams, radiator, built in shelving and storage cupboards, television point and double-glazed door to the garden.

#### KITCHEN: 3.77m x 3.70m (max) / 12' 4" x 12' 2" (max)

1 ½ bowl single drainer stainless steel sink unit with mixer tap. Range of cream base, wall and drawer units with wood effect roll top working surfaces. Space for under counter fridge, freezer, cooker and dishwasher. Part-tiled walls, exposed ceiling beams, tiled floor and double-glazed window.

#### UTILITY ROOM:

Base unit, tiled floor and 'Baxi' gas-fired boiler providing domestic hot water and central heating.

#### BATHROOM:

White suite comprising panelled bath with 'Mira' shower unit over and shower screen. Pedestal wash hand basin and low-level WC. Part-tiled walls, radiator, wood laminate flooring, light with shaver point, double-glazed window and extractor fan.

Stairs from the Kitchen to:-

### LANDING:

#### BEDROOM: 3.72m x 3.13 / 12' 2" x 10' 3"

Radiator and double-glazed window. Fitted shelving and fitted double wardrobe. Exposed ceiling beams and access to the loft space.

#### BEDROOM: 3.70m x 2.94m / 12' 2" x 9' 8"

Radiator and double-glazed window. Built-in double wardrobe and exposed ceiling beams.

### OUTSIDE:

The enclosed Garden has an area of paving slabs with an adjoining area of chippings and raised flower beds.

#### GARDEN ROOM / UTILITY ROOM: 2.52m x 2.26m (average) / 8' 3" x 7' 5" (average)

Plumbing for an automatic washing machine and fluorescent strip light.



# Floorplan

## Council Tax

**Band: A**

£1,500.31  
for 2024/25

GROUND FLOOR

1ST FLOOR



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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<b>Local Authority</b> Somerset (Sedgemoor)	<b>Council Tax</b> Band : A Annual Price: £1,500.31
<b>Conservation Area</b> No	<b>Flood Risk</b> Low
<b>Floor Area</b>	<b>Plot Size</b> 0.02 Acres
<b>Mobile Coverage</b>	<b>Broadband</b>
EE <span style="color: yellow;">●</span>	Basic <span style="color: green;">17</span> <span style="color: green;">Mbps</span>
Vodafone <span style="color: green;">●</span>	Superfast <span style="color: green;">80</span> <span style="color: green;">Mbps</span>
Three <span style="color: green;">●</span>	Ultrafast <span style="color: green;">1000</span> <span style="color: green;">Mbps</span>
O2 <span style="color: green;">●</span>	
<b>Satellite / Fibre TV Availability</b>	
BT <span style="color: green;">✓</span>	
Sky <span style="color: green;">✓</span>	
Virgin <span style="color: green;">✓</span>	