

Guide Price
£439,950
Freehold





Features

- One bedroom annexe
- Four further bedrooms
- Detached property
- Modern open-plan kitchen
- Large driveway
- Multi-fuel burner
- Tranquil sought-after location
- Close to amenities and parks
- New Gas Central Heating System (Including radiators & boiler)

Summary of Property

Presenting an immaculate detached property, now available for sale. This pristine home, situated in a highly sought-after area, boasts four generously proportioned bedrooms, two tastefully decorated reception rooms, one bedroom studio annexe and a modern, open-plan kitchen.

The master bedroom features mirrored fitted wardrobes and ample space for a king-size bed. The second bedroom also accommodates a king-size bed and mirror fitted wardrobes. Bedroom three is a charming double room with an abundance of natural light, while the fourth bedroom is a compact single room with two storage cupboards.

The large bathroom has been newly refurbished to the highest standard. It features a heated towel rail, a walk-in shower, a bidet, a vanity wash hand basin, and floor-to-ceiling tiles. The centred taps large bath adds a touch of luxury to this contemporary space.

The recently refurbished kitchen is bathed in natural light and offers a dining space, perfect for family meals. The shaker kitchen units and Flavel electric stove blend seamlessly with the modern design. There is also space for appliances.

Each of the two reception rooms has been refurbished to a high standard. The first reception room features a large bay window, a multi-fuel burner, and direct access to a conservatory. The second reception room benefits from garden views and grants access to the outdoor space. The one bedroom studio annexe, offering a shower room, a kitchenette and ample room for a double bed, perfect for multi-generation living or an potential additional income source.

This key-turn ready property also encompasses a large driveway for multiple cars, making it ideal for families, couples, or investors. With an EPC rating of C and a council tax band D, this house is not only desirable but economical.

The location is perfect for those who appreciate tranquillity, offering easy access to nearby schools, local amenities, and parks. With walking and cycling routes, a strong local community, and both Apex Park and the seafront close by, this property truly offers the best of both worlds.

Room Descriptions

Entrance Hall

New Oak staircase with industry standard glass panels and understairs storage cupboard. Door to lounge and:

Cloakroom

Comprising a low level wc, wash hand basin, heated towel rail and frosted window to side.

Lounge Area: 17'3" x 11' 5" (5.25m x 3.48m)

Large Upvc double glazed bow window to front with plantain shutter blinds, wall lights and opens onto:

Dining Area: 12'11 x 9' 3" (3.93m x 2.82m)

Multi-fuel burner situated in the corner, French doors to the conservatory and open to:

Kitchen: 13' 10" x 9' 2" (4.21m x 2.79m)

Fitted with a range of wall, base units and drawers in a shaker finish, space for a fridge/freezer and dishwasher. Two bowl sink and a Flavel electric six hob stove with plate warmer and an extractor over. Also, comes with under wall unit lights and a rear aspect window with a door to the annexe.

Conservatory: 12' 0" x 8' 9" (3.66m x 2.66m)

Part block and part Upvc double glazed construction with two Upvc double glazed French doors opening to the rear garden.

Annexe

Kitchenette/Utility Room: 8' 3" x 5' 8" (2.53m 1.79m)

Wall and base units with a sink and drainer. Space for washing machine and tumble dryer with a sky light.

Shower Room: 3' 7" x 7' 2 (1.13m x 2.21)

Walk-in shower, pedestal wash hand basin, wc, heated towel rail and sky light.

Living and Bedroom Area: 7' 5" x 22' 4" (2.31m x 3.85m)

Room for a three piece sofa and accompanying furniture with a side aspect window. The bedroom area will accommodate a double bed and two bed side cabinets. The are double patio doors out onto the rear garden.

Workshop: 12' 8" x 7' 7" (3.87m x 2.30m)

Power and light.

First Floor Landing

Upvc double glazed window to side, access to loft with doors to the bathroom, bedroom one and two. Bedroom three and four have sliding barn doors.

Bedroom One: 11' 6" x 11' 2" (3.50m x 3.40m)

King size bedroom with four mirrored sliding doors wardrobes with a rear aspect window.

Bedroom Two: 11' 0" x 9' 3" (3.35 x 2.82m)

King size bedroom with double mirrored wardrobes and a front aspect window.

Bedroom Three: 10' 0" x 8' 1" (3.05m x 2.46m)

A double room with a rear aspect window.

Bedroom Four: 8' 3" x 7' 7" (2.51m x 2.31m)

Spacious single with two large storage cupboards set over the stairs and a front aspect window.

Family Bathroom:

Comprises of a large walk-in shower with glazed screen, vanity wash hand basin, heated towel rail, floor to ceiling gloss tiles, bidet and a touch light mirror with demister in-built. Centred tap bath with a rear aspect frosted window.

Front & Rear Garden

The front garden has a raised shrub area, a small area laid to lawn with ample parking for multiple vehicles. In addition there is a outside tap and electric sockets to the front.

The rear garden is enclosed and laid for ease of maintenance with a part pergola. The garden is a particular feature of the property making a full inspection essential. There is also a raised decking area, outside tap, a pond and pump and is fully enclosed. Weather protection electric sockets.

Situated

The property is situated within easy walking distance of Burnham-on-Sea town centre and sea front with all local town amenities including newsagents, banks, supermarkets and a range of shops. Pleasant walks can also be found at the nearby Apex Park giving access to the river Brue. Leisure amenities available close by include bowls club, tennis club, swimming pool and championship golf course at Burnham and Berrow.

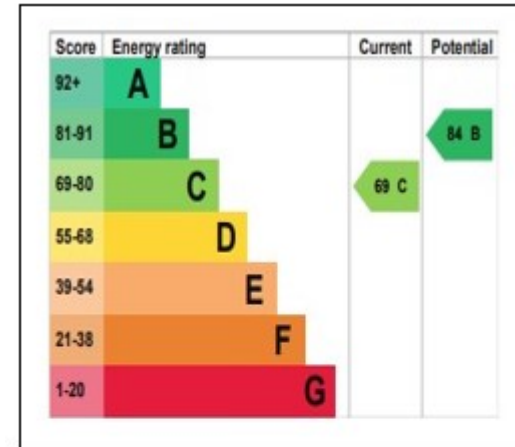
The M5 motorway junction 22 at Edithmead is within a short drive giving excellent access to Bristol, Taunton, Exeter and the M4 corridor. There is a mainline railway link at Highbridge and Bristol International Airport is a forty minutes drive.



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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Local Authority Somerset	Council Tax Band: D Annual Price: £2,267
Conservation Area No	Flood Risk Low
Floor Area 1,097 ft ² / 102 m ²	Plot Size 0.09 Acres
Mobile Coverage	Broadband
EE ●	Basic 15 Mbps
Vodafone ●	Superfast 180 Mbps
Three ●	Ultrafast 1000 Mbps
O2 ●	
Satellite / Fibre TV Availability	
BT	✓
Sky	✓
Virgin	✓