



Guide Price
£295,000
Freehold

Bishops Path, Burnham-on-Sea, Somerset TA8 1RF
3 Bedroom Terraced House



The property itself has been upgraded to provide stylish, well-planned accommodation throughout. The ground floor features an entrance hall with cloakroom, a generous lounge, a stunning refitted kitchen/breakfast room, a formal dining room and a bright conservatory opening onto the rear garden. Upstairs, the home offers three double bedrooms and a modern family bathroom, all presented in excellent decorative order. Further benefits include UPVC double glazed windows, gas central heating with a new boiler (fitted Nov 2024), and a well-maintained enclosed garden to the rear—ideal for relaxing or entertaining. A workshop provides additional storage or hobby space, and there is ample off-street parking to the front. This attractive home combines convenience, comfort, and style in a highly sought-after location. An early viewing is strongly advised to fully appreciate all this wonderful property has to offer.

This much-improved home is located in one of the town’s most desirable residential areas, just a short, level walk from the seafront and town centre. Residents enjoy easy access to a wide range of local amenities, including supermarkets, independent shops, cafes, restaurants, banks, a library, doctors’ surgery, and an indoor swimming pool.

Commuters will appreciate the excellent transport links with Junction 22 of the M5 at Edithmead just over 2.5 miles away, offering fast connections to Bristol, Taunton, Exeter, and the M4 corridor. A mainline railway station is available at nearby Highbridge, while Bristol International Airport is around 40 minutes away by car.

EPC: C (25/04/2024) Somerset Council Tax Band: C £2,177.88 2025/26



- Modern fitted kitchen appliances
- Bright and airy conservatory
- Enclosed rear garden
- Sought-after quiet location
- Off street parking included
- Gas central heating system
- Close to town centre
- Easy access to M5
- Upgraded throughout to a high standard
- New boiler fitted November 2024



ACCOMMODATION

ENTRANCE HALL:

Fitted with Camaro flooring. Door to:

CLOAKROOM:

Fitted with a close coupled w.c. and wash hand basin. UPVC double glazed obscure window to side.

LOUNGE – 17'3 max x 9'8 (5.26m x 2.95m), extending to 13'6 (4.11m)

A welcoming and versatile living space with stairs rising to the first floor, television point, UPVC double glazed window to the front, Camaro flooring. Door to:

KITCHEN/BREAKFAST ROOM – 13'6 x 8'3 (4.11m x 2.51m)

A beautifully re-fitted kitchen with a stylish range of wall and base units, incorporating a 1.5 bowl ceramic sink with mixer tap, five-burner gas hob, electric oven with extractor hood over, integrated larder fridge, washing machine, and dishwasher. Cupboard housing modern gas boiler. Breakfast bar with cupboards behind. UPVC double glazed window overlooking the rear garden. Door to:

CONSERVATORY – 9'10 x 9'0 (3m x 2.74m)

Constructed in UPVC with power and lighting. Twin French doors open onto the rear garden. Camaro flooring.

DINING ROOM – 9'10 x 8'2 (3m x 2.49m)

Light-filled space with UPVC double glazed picture window to the rear and two wall light points. Integral door to:

STORE ROOM – 8'4 x 8'2 (2.54m x 2.49m)

With up-and-over door, power, and light—ideal as a hobby space, additional storage, or conversion (subject to any consents).

FIRST FLOOR LANDING:

Access to roof space.

BEDROOM ONE – 18'9 x 8'1 (5.72m x 2.46m)

Dual aspect with UPVC double glazed windows to the front and rear. Loft access.

BEDROOM TWO – 13'6 max into wardrobes x 11'2 (4.11m x 3.4m)

Spacious double room with built-in mirrored wardrobes, airing cupboard, and two UPVC double glazed windows to the front.

BEDROOM THREE – 11'11 x 6'8 (3.63m x 2.03m)

UPVC double glazed window overlooking the rear garden.

BATHROOM – 6'5 x 5'8 (1.96m x 1.73m)

Fitted with a white suite including panelled bath with shower and screen over, pedestal wash hand basin, and close coupled w.c. Ladder-style heated towel rail, extractor fan, and UPVC double glazed obscured window to rear.

Outside

To the front of the property is a driveway offering off-street parking. A gravelled area to the side provides scope for additional parking if required.

The rear garden is a standout feature—approximately 40’ in length by 45’ wide—with a decked area adjoining the house, a generous lawn, and mature planting. Outside tap.

DIRECTIONS

From the roundabout at the junction of Love Lane and Oxford Street (by the Esso garage), head along Oxford Street, passing Lidl on your right. Take the second left into Priory Gardens and continue down the road. Bishops Path will be found on the left-hand side. Follow Bishops Path to the end of the cul-de-sac, where the property will be located on the right.







GROUND FLOOR



1ST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Material Information
Council Tax Band & Charge for Current Year
Band: C £2,177.88 2025/26
EPC Rating & Date Carried Out
C71 (25/04/2024)
Building Safety Issues
None Reported
Mobile Signal
Ofcom Mobile Coverage Checker
Provides official indoor and outdoor coverage predictions across all major UK networks (EE, O2, Three, Vodafone).
Ofcom Mobile Coverage Checker provides official predictions for indoor and outdoor coverage across all major UK networks (EE, O2, Three, Vodafone).
nPerf Mobile Coverage Map
Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data.
https://www.nperf.com/en/map/GB/-/?signal?li=20&lg=0&zoom=3
Mast Data Mobile Mast Summary
Shows mast locations and coverage details for each mobile provider across the UK
https://mastdata.com/coverage
Construction Type
Standard Construction
Existing Planning Permission
None Currently Registered
Coalfield or Mining
N/A
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