

Offers Overs
£430,000
Freehold





Golf Links Road, Burnham-on-Sea, Somerset TA8 2PW



Features

- Detached three-bedroom bungalow
- Highly desirable Burnham area
- Esteemed Golf Links Road
- Tranquil and convenient location
- Accessible public transport links
- Beach access
- Spacious garden
- Garage and car port
- Newly tarmacked driveway
- No Onward Chain

Summary of Property

For sale is this immaculate detached bungalow, set within an idyllic location offering tranquillity, strong local community spirit, and a plethora of outdoor activities. It is just 2 minutes away from the beach and benefits from excellent public transport links, walking and cycling routes.

The property boasts three sizeable bedrooms. The primary bedroom is a haven of space and natural light, with the added benefit of fitted wardrobes. The remaining two bedrooms are spacious doubles, designed to ensure comfort and relaxation.

This home features two bathrooms. The first is an en-suite to the primary bedroom with a heated towel rail, a walk-in shower, a low-level WC and a wash hand basin. The main bathroom also has a heated towel rail, a panel bath with mixer tap, a low-level WC, a vanity wash hand basin and a walk-in shower.

A standout feature of this property is the open-plan kitchen/diner. It comes equipped with modern appliances, built-in pantries, and integrated appliances. The natural light flooding the space enhances its welcoming atmosphere, ideal for family meals or entertaining guests. The kitchen also has French doors leading to the garden, adding an element of indoor-outdoor living to the property. The reception room is a delightful space with access to a garden and ample natural light, perfect for entertaining or spending quality time with family. The property benefits from having a zoned heating system.

Adding to the charm of this property is the patio area, a lovely spot for alfresco dining or enjoying the coastal breeze. The property also benefits from a large driveway and garage, providing ample parking for up to six cars and a secure shed for additional storage.

The property is in council tax band D and is ideal for families, couples, or those looking for a peaceful retirement retreat. This turn-key ready property, with its unique features and immaculate presentation, is a must-see.

Council Tax Band: D - £2,250.47 for 2024/25 Services: Mains Electricity, Gas, Water and Drainage. NO ONWARD CHAIN

Room Descriptions

Accommodation

Entered via a UPVC double glazed obscure door.

Entrance Hall

There are doors leading to the kitchen, living room, all bedrooms, the bathroom, a storage cupboard and a radiator.

Living Room: 17' 10" x 12' 9" (5.44m x 3.89m)

UPVC double-glazed French doors open onto the rear patio area, with two wall-mounted radiators.

Kitchen/Dining Room: 17' 10" x 9' 10" (5.44m x 3.00m)

UPVC double-glazed French doors open to the rear garden, with a UPVC double-glazed window on the side aspect. The kitchen features a range of wall and base units, an inset stainless steel sink and drainer with mixer taps, an integrated fridge freezer, integrated dishwasher, space and plumbing for a washing machine, and an integrated four-ring gas hob with oven beneath and extractor fan above. Additionally, there is a radiator and space for a dining table.

Primary Bedroom: 13' 4" x 10' 9" (4.06m x 3.28m)

UPVC double-glazed window to the front aspect, one wall-mounted radiators, and two wardrobes. Door leading to:

En-Suite

A UPVC double-glazed obscure window on the side, featuring a low-level WC, wash hand basin, fully enclosed shower cubicle with a drench shower and detachable hose and a heated towel rail.

Bedroom Two: 9' 0" x 11' 10" (2.74m x 3.61m)

A UPVC double-glazed window to the front aspect with a radiator underneath.

Bedroom Three: 8' 2" x 8' 4" (2.49m x 2.54m)

A UPVC double-glazed window on the side aspect with a radiator located behind the door.

Bathroom: 6' 2" x 8' 7" (1.88m x 2.62m)

A UPVC double-glazed obscure window on the side aspect, featuring a low-level WC, vanity wash hand basin, panelled bath with mixer taps, enclosed shower cubicle with a detachable hose and a heated towel rail.

Rear Garden

A fully enclosed rear garden with a mix of patio and lawn, access to the garage, two gates leading to the driveway and front of the property, and an outside tap.

Garage

Separate W/C, good sized garage with power and lighting, featuring an up-and-over door.

Front Garden/Entrance

Tarmac driveway with parking for up to six cars and access to a fully secure shed, side access and outside tap and electrics.

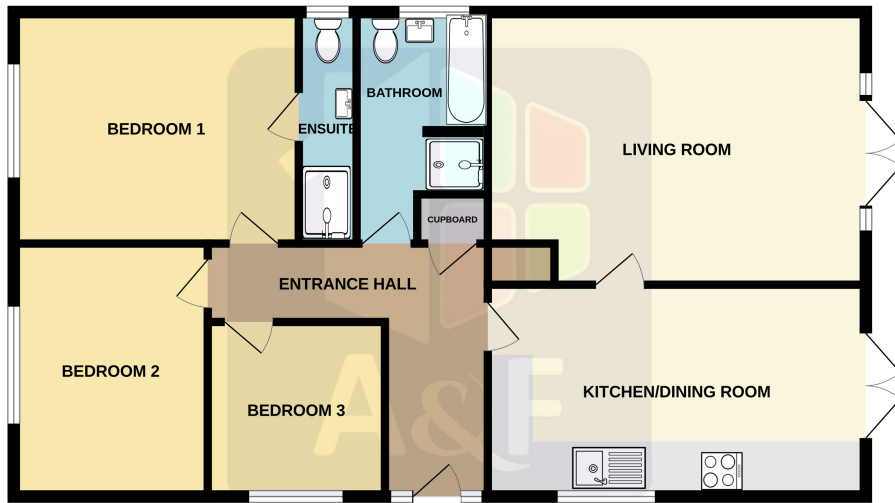
Location

Living on Golf Links Road offers more than just a beautiful home; it embodies a lifestyle of exceptional convenience and leisure. Enjoy relaxing walks along the nearby beach, while taking advantage of a variety of local amenities, including shops, restaurants, and recreational facilities. Each day brings new opportunities for both adventure and relaxation.



Floorplan

GROUND 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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Local Authority Somerset (Sedgemoor)	Council Tax Band D Annual Price: £2,250.47
Conservation Area No	Flood Risk Low
Floor Area 947 ft ² / 88 m ²	Plot Size 0.10 acres
Mobile Coverage	Broadband
EE ●	Basic 10 Mbps
Vodafone ●	Superfast 183 Mbps
Three ●	Ultrafast 1000 Mbps
O2 ●	
Satellite / Fibre TV Availability	
BT ✓	
Sky ✓	
Virgin ✓	

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		