

Price Guide  
£189,950  
Freehold







## Features

- Semi detached modern house
- Side driveway parking for multiple vehicles
- Enclosed rear garden with metal shed
- Laminate flooring throughout ground floor
- Spacious lounge with under-stair storage
- Kitchen/breakfast room with garden access
- Two bedrooms, both with built-in storage
- Refitted bathroom with shower over bath
- Gas central heating and double glazing
- Offered to the market with no onward chain

## Summary of Property

This smartly presented two-bedroom semi-detached house offers modern and low-maintenance living in a popular residential setting. The property benefits from laminate flooring throughout the ground floor, a refitted kitchen and bathroom, and modern gas central heating with a combination boiler.

A side driveway provides convenient off-road parking, while the enclosed rear garden enjoys a good degree of privacy and includes a lawn, patio areas, and a useful metal shed. Available with no onward chain, it is ideally suited to first-time buyers or investors seeking a ready-to-go home. On the ground floor, the property opens with a welcoming entrance lobby leading into a spacious lounge, where a front-facing window provides plenty of natural light. The laminate flooring adds a fresh, modern finish, and there is an under-stair storage cupboard.

To the rear, the kitchen/breakfast room is fitted with beech wood-style units and offers space for a cooker, fridge-freezer and washing machine, along with room for a dining table. A UPVC door opens directly to the garden, perfect for entertaining or al fresco dining. Upstairs, the first floor landing provides access to two bedrooms and the bathroom. The main bedroom is a comfortable double with built-in wardrobe, while the second bedroom is a versatile single, also with storage, overlooking the garden. The bathroom has been refitted with a white suite and includes an over-bath electric shower. Externally, the front garden is laid to lawn with side driveway parking.

The rear garden is fully enclosed, featuring patio seating areas, lawn, planting borders, outside tap, and a practical metal shed.

## Room Descriptions

### Entrance Lobby

Welcoming space with staircase rising to the first floor and access to the lounge.

### Lounge – 15'10" x 8'9" (4.82m x 2.66m), widening to 11'11" (3.63m)

A bright and airy main reception room with front-facing window drawing in natural light. The laminate flooring creates a clean, modern feel, while the layout provides ample space for sofas and media units. Under-stair storage cupboard. Door through to the kitchen/breakfast room.

### Kitchen/Breakfast Room – 11'11" x 7'11" (3.63m x 2.41m)

Fitted with a range of beech wood-style wall and base units, complemented by laminate flooring. Space is provided for a cooker, fridge-freezer, washing machine and breakfast table. A rear aspect window and UPVC door open directly into the enclosed garden, giving easy access for outdoor dining.

### First Floor Landing

Built-in linen cupboard with radiator. Access to bedrooms and bathroom.

### Bedroom 1 – 9'10" x 8'9" (2.99m x 2.66m)

A comfortable double bedroom with built-in wardrobe, hanging rail and shelving. Positioned to the front, with good natural light.

### Bedroom 2 – 11'1" x 6'6" (3.38m x 1.98m)

A versatile second bedroom overlooking the rear garden. Includes built-in storage cupboard with hanging rail and shelving. Suitable as a child's bedroom, guest room or home office.

### Bathroom – 7'9" x 5'1" (2.36m x 1.55m)

Refitted with a timeless white suite comprising panelled bath with electric shower over, pedestal wash basin and WC. Finished with part tiled walls and window for ventilation.

### Outside

To the front, a neat open-plan lawn sits beside a side driveway providing off-road parking for multiple vehicles. A side gate leads into the enclosed rear garden, offering patio seating areas, lawn, planting borders, and an outside tap. A metal garden shed provides useful storage for tools and equipment.

### Situation

The property is situated within a well-established residential area on the edge of town, offering a quiet setting while remaining convenient for everyday amenities. Local shops, supermarkets, schools and healthcare facilities are all within easy reach, along with leisure opportunities in the surrounding area.

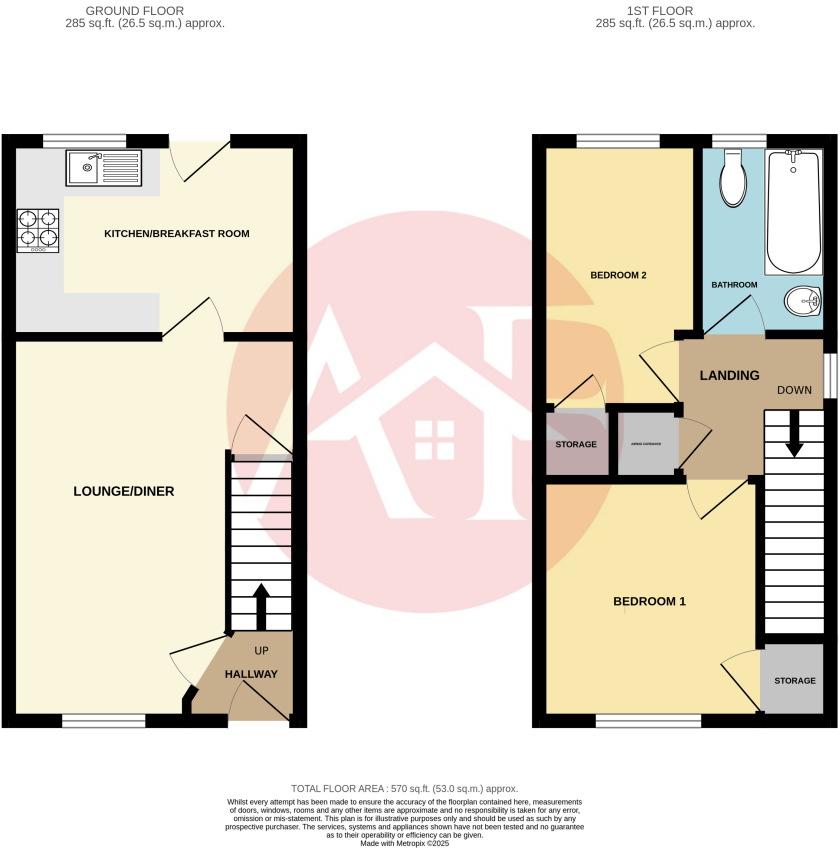
Burnham-on-Sea town centre and seafront are just a short drive away, providing a good range of shopping, cafes and restaurants, along with miles of sandy beach. Commuters benefit from excellent road links, with Junction 22 of the M5 motorway nearby giving access to Bristol, Taunton and the wider region. Rail services are available from Highbridge station, connecting to Bristol Temple Meads, Exeter and beyond.

This accessible location combines local convenience with easy travel connections, making it well suited to first-time buyers, small families or investors seeking a practical home base in Somerset.





Floorplan



Material Information
Council Tax Band & Charge for Current Year
Band: A    £1,777.71 for 2025/26
EPC Rating & Date Carried Out
D – 23/09/2019
Building Safety Issues
Non Reported
Mobile Signal
<a href="#">Ofcom Mobile Coverage Checker</a> Provides official indoor and outdoor coverage predictions across all major UK networks <a href="http://www.ofcom.org.uk">www.ofcom.org.uk</a>
<a href="#">nPerf Mobile Coverage Map</a> Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data. <a href="http://www.nperf.com">www.nperf.com</a>
<a href="#">Mast Data Mobile Mast Summary</a> Shows mast locations and coverage details for each mobile provider across the UK <a href="http://www.mastdata.com">www.mastdata.com</a>
Construction Type
Standard Construction
Existing Planning Permission
No Applications Currently Registered
Coalfield or Mining
N/A
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