

£315,000  
Freehold





Sheridan Road, Burnham-on-Sea, Somerset TA8 1JL



### Features

- No onward chain
- Three well-proportioned bedrooms
- Open-plan living area
- Nearby parks and amenities
- Desirable location
- Charming link-detached house
- Functional kitchen space
- Garage and parking

## Summary of Property

Presenting a charming link-detached house for sale, nestled in a desirable location marked by nearby schools, local amenities, green spaces, and parks, families will appreciate the nearby parks, providing ample opportunities for outdoor activities and leisurely strolls. A perfect fit for couples and families alike, this property offers the unique opportunity to shape it to your own taste as it requires some modernisation.

Upon entering, you are greeted by a spacious reception room which benefits from an open-plan design, providing a great space for family gatherings or entertaining guests. This property further benefits from a good sized functional kitchen space, waiting for the new owners to inject their style and make it the heart of the home.

The house comprises of three well-proportioned bedrooms, with one having the benefit of built in storage and housing a sink and shower, all bedrooms offer the ideal setting for a family to set up their personal spaces. The property also houses a family bathroom, providing all amenities that cater to the needs of a family.

This property also benefits from a garage offering an extra parking space or storage and off road parking for at least 2 cars.

In conclusion, this property offers substantial potential for a couple or family looking to create their ideal home. With its promising features and excellent location, it is a project that is sure to reward those who are ready to take it on.

Council Tax Band D - £2,250.47 2024/25 EPC - C

# Room Descriptions

## Accommodation:

Hall, Cloakroom, Lounge, Dining Room, Kitchen, Landing, Master Bedroom with Small En-Suite Shower Room, 2 Further Bedrooms and Bathroom. Double Glazing, Gas Central Heating. Garage & Gardens

## Entrance Hall:

UPVC double glazed entrance door, radiator, understairs cupboard and wood laminate flooring.

## Cloakroom:

White suite comprising pedestal wash hand basin, low-level WC, radiator and double glazed window.

## Lounge: 3.93m x 3.39m (12' 11" x 11' 1")

Feature fireplace with a wooden surround and a marble hearth. Double glazed window, radiator and coved ceiling. Archway to:

## Dining Room: 2.74m x 2.68m (9' 0" x 8' 10")

Radiator, coved ceiling and double glazed sliding patio door to the Rear Garden.

## Kitchen: 3.60m x 2.56m (11' 10" x 8' 5")

Single drainer stainless steel sink unit with mixer tap. Range of base, wall and drawer units with roll top working surfaces. Fitted 'Russell Hobbs' gas four-ring hob with cooker hood and fitted 'Baumatic' oven. Plumbing for an automatic washing machine and plumbing for a dish washer. Double glazed window and part-tiled walls.

## Landing:

Radiator and airing cupboard housing the insulated copper hot water tank fitted with an electric immersion heater. Access to the insulated loft space.

## Master Bedroom: 4.45m x 3.41m (14' 7" x 11' 2")

Double glazed window and radiator.

## En-Suite Shower:

Cubicle with 'Triton' shower unit, corner hand wash basin and tiled splash back. Double glazed window, extractor fan and light with shaver point.

## Bedroom: 3.03m x 3.02m (9' 11" x 9' 11")

Double glazed window and radiator

## Bedroom: 2.74m x 2.33m (9' 0" x 7' 8")

Double glazed window and radiator.

## Bathroom:

White suite comprising panelled bath with 'Aqualisa' shower unit and shower screen. Pedestal wash hand basin, low-level WC. Part-tiled walls, shaver point, radiator and extractor fan.

## Outside:

Tarmacadam driveway providing parking space and leading to:-

## Garage: 5.16m x 2.63m (16' 11" x 8' 8")

Electrically operated roller door, concrete base, electric light and power, rear personal door. The front of the property is laid to brick paving. The front of the property is laid to brick paving,. Outside light.

## The Rear Garden:

The Rear Garden has a westerly-facing aspect. There is side pedestrian access to the Rear Garden which is laid to lawn with an area of raised decking, pond with water feature, flower beds and borders, paved patio, water tap, outside lighting. Garden shed.

## Services:

Mains Electricity, Gas, Water and Drainage are connected.

## Tenure:

Freehold

Vacant Possession on Completion



# 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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Material information					
Local Authority			Council Tax Band & Fee		
(Sedgemoor) Somerset			Band	D	
			Annual Price	£2,250.47	
Energy Performance Rating				C 70	
Utility Supply			Rights and Restrictions		
Electricity	Mains connected		Private Rights of Way	Shared Driveway	
Heating	Gas Heating		Public rights of way	None known	
Water	Mains connected		Listed Property	Grade : N/A	
Sewage	Mains Connected		Restrictions	None known	
Broadband Type:	Yes	Speed Capacity (info from Openreach)		Floor Area:	Plot Size:
	FTTP	Basic Superfast Ultrafast FF	16 Mbps 295 Mbps 1000 Mbps	85.6 m <sup>2</sup>	0.05 Acres
Mobile Coverage (info from Signalchecker.com)	O2 EE Vodafone Three	<ul style="list-style-type: none"> <li>●</li> <li>●</li> <li>●</li> <li>●</li> </ul>		Satellite / Fibre TV Availability	BT Sky Virgin
Risks			Conservation Area		
Flooded in last 5 years	No – Annual Low Risk		No		
Flood defences	Seafront		Coalfield & Mining Area		
Source of flood	Surface Water Sea		Yes / No	Type : N/A	
Planning Permission & Development Proposals					
Details: None Known					
Property Accessibility & Adaptations					
Details: Steps up to front door					
Building Safety					
Details:					
N.B. - Please be advised that the information above is provided to us from the Vendor of the property and information acquired by A&F and is supplied to the best of our knowledge.					