

Guide Price  
£330,000  
Freehold







### Features

- Three Bedrooms
- Detached Bungalow
- Garage
- In Need of Moderisation
- No Onward Chain
- Sought After Location

## Summary of Property

### The Property:

Located in a highly sought-after area on the north side of town, this detached three-bedroom bungalow is conveniently situated less than a mile from both the town centre and the beach. The town offers comprehensive sporting facilities, including the Burnham Association of Sports Clubs, which provides rugby, cricket, and archery. Additionally, the Avenue Lawn Tennis Club and Burnham Bowling Club are all within easy reach.

The town is well-equipped with supermarkets, shops, schools, churches, and other amenities. It also boasts easy access to the M5 Motorway via junction 22 and a mainline railway station in Highbridge.

### Construction:

Believed to be constructed with brick elevations and an external render with a roughcast finish, the bungalow features a tiled roof. While the property is somewhat dated, it presents an excellent opportunity for modernisation and updating.

EPC: D 67

Council Tax Band: D - £2,250.47 for 2024/25

# Room Descriptions

## Accommodation

### Storm Porch

With outside light

### Entrance Hall

With entrance door having a fan light glass, two radiators, built-in cupboards and access to the loft space.

### Lounge - 4.47m x 3.72m

With double glazed bay window, firs place with carved wood surround, two radiators and coved ceiling.

### Dining Room - 4.09m x 3.53m

With radiator, coved ceiling and double glazed sliding patio door to the garden.

### Kitchen - 4.10m x 2.34m

With single drainer sink unit having a mixer tap, range of base, wall and drawers units having roll top working surfaces, fitted four ring gas hob and cooker hood. Fitted oven, plumbing for a washing machine with part tiled walls, radiator and strip light.

Baxi gas fired boiler providing central heating and domestic hot water.

### Bedroom One - 3.83m x 3.72m

Double glazed bay window, pedestal wash hand basin with tiled splash back and radiator.

### Bedroom Two - 4.17m x 3.63m

Double glazed window, radiator and coved ceiling.

### En-Suite Washroom

With low level WC, corner hand wash basin, tiled splash back, radiator and double glazed window.

### Bedroom Three - 3.00m x 3.57m max

Double glazed window, radiator and coved ceiling.

## Shower Room

Walk-in shower with a Tritton shower unit, pedestal hand wash basin, low level WC, fully tiled walls, two wall light points and radiator.

## Door from the Kitchen to:

### Covered Passageway

Doors to the front and rear gardens.

Internal door to:

### Garage - 4.88m x 2.46m

With up and over door, concrete base and fluorescent strip light.

## Outside

Iron gates to front garden which is laid mainly to concrete as a good sized parking area with lawn and water tap.

The rear garden is laid mainly to lawn (18m in length and 16m width approx.) with various fruit trees, flower and shrub beds and borders. Outside lighting and water tap. Various shed and covered storage areas.

## Services

mains electricity, gas, water and drainage are connected.

## Tenure etc.

Freehold

Vacant possession on completion





Floorplan

GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Material Information

**Utilities Services:**  
Mains Water, Gas, Electricity & Drainage are Connected

**Flood Risk:**  
<https://flood-map-for-planning.service.gov.uk/>

**Broadband & Mobile Signal:**  
For an indication of specific speeds and supply or coverage in the area, we recommend potential Buyers use:-  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Planning Applications:**  
[https://sdc.somerset.gov.uk/planning\\_online](https://sdc.somerset.gov.uk/planning_online)

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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