

£275,000
Freehold





Features

- Two bedroom bungalow
- Conservatory
- Double glazing
- Driveway
- Garage and car port
- EPC: C70
- Vacant Possession on Completion
- ****NO ONWARD CHAIN****
- Somerset (Sedgemoor) District Council
- Tax Band: C .£1,889.01

Summary of Property

Situated in a peaceful and quiet location, this neutrally decorated detached property is now available for sale, offering a serene retreat for couples or those looking towards retirement. Boasting a welcoming atmosphere and a strong local community, this home provides the perfect escape from the hustle and bustle of everyday life.

This charming property features one reception room, ideal for entertaining guests or simply relaxing after a long day. The kitchen, flooded with natural light, is equipped with wall, base units & drawers, plumbing for a washing machine, and ample space for a cooker.

The accommodation comprises two bedrooms, including a master bedroom with built-in wardrobes for convenient storage. The second bedroom is a spacious double room filled with natural light, creating a bright and airy feel. The bathroom offers a panel bath with a shower, a vanity wash hand basin, and a WC, providing both comfort and convenience.

Additional features of this property include a garage and parking, adding value and convenience to this already appealing home. With no onward chain, this property is ready for its new owners to move in and make it their own.

Contact us today to arrange a viewing and experience the tranquillity and comfort this home has to offer.

Services: Mains Gas, Electricity, Water and Drainage

EPC: C

Council Tax Band: C - £2,000.42 for 2024/25

Room Descriptions

THE PROPERTY

Built in the 1970s of brick and block cavity walls with a tiled, felted and insulated roof. A Two Bedroom Detached Bungalow For Sale with Gas Central Heating & Double Glazing, Entrance Hall, Lounge, Kitchen, 2 Bedrooms, Conservatory, Bathroom, Gas Central Heating, Double Glazing, Gardens, Driveway, Car Port & Garage. No onward chain.

ENTRANCE HALL

Double-glazed entrance door, two built-in cupboards, access to the insulated loft space via sliding aluminium ladder.

LOUNGE: 4.87m x 3.33m / 16' 0 x 10' 11

Double-glazed window, radiator and coved ceiling.

KITCHEN: 3.29m x 3.18m / 10' 10 x 10' 5

1 ½ bowl single drainer sink unit. Range of base, wall and drawer units with roll top working surfaces. Gas cooker point, 'Ideal' Classic gas-fired boiler and plumbing for an automatic washing machine. Part-tiled walls, radiator and dual-aspect double-glazed windows.

BEDROOM: 3.64m x 3.33m / 11' 11 x 10' 11

Two built-in double wardrobes, radiator and double-glazed window.

BEDROOM: 3.27m x 2.61m / 10' 9 x 8' 7

Radiator and double-glazed window and double-glazed sliding patio door.

CONSERVATORY: 3.54m x 3.27m / 11' 7 x 10' 9

Double-glazed window and double-glazed sliding patio door to the Rear Garden.

BATHROOM

White suite comprising panelled bath with shower attachment and shower screen. Wash hand basin with cupboard under, low-level WC. Part-tiled walls, radiator and glazed window.

OUTSIDE

The Front Garden is attractively laid out with various flower and shrub beds. Water tap. Part brick-paved driveway leading to:-

CAR PORT: 7.75m x 2.74m / 15' 5 x 9' 0

GARAGE: 5.10m x 2.51m / 16' 9 x 8' 3

Up-and-Over door, fluorescent strip light and power with concrete base and side personal door.

REAR GARDEN

Side pedestrian access to the southerly-facing Rear Garden which is laid to lawn with an adjoining patio with covered area for sitting. Flower and shrub beds and borders together with raised flower bed.

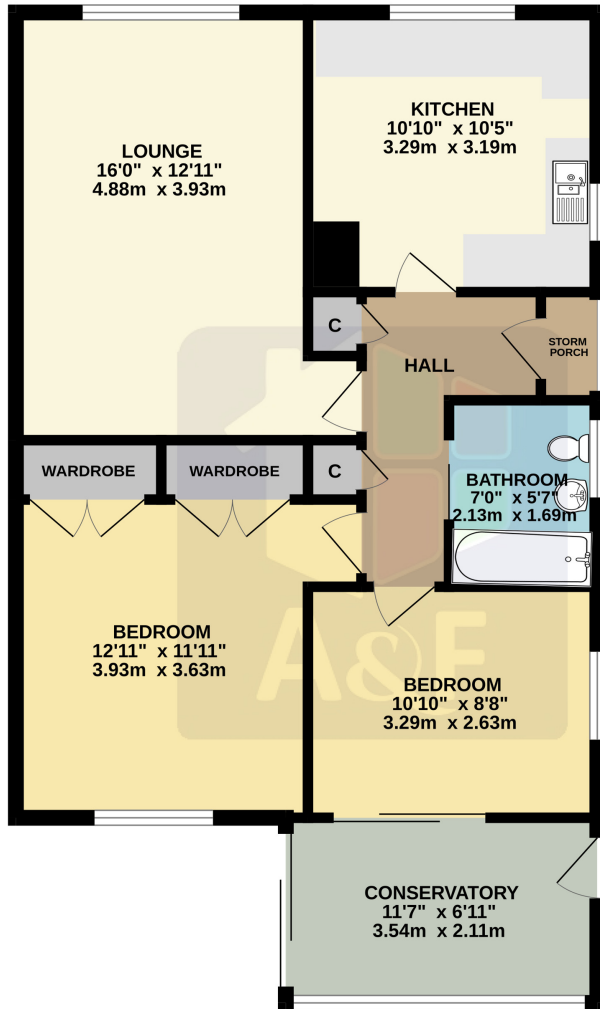
LOCATION

Standing in a popular cul-de-sac on the favoured 'Westfield' area of the town. The bungalow stands approximately three quarters of a mile from the shopping centre and just over half a mile from the beach. Burnham-on-Sea town centre provides various facilities including churches, schools, library, hospital, Dr's surgery, restaurants and public houses. There are also a number of sports clubs in the area including the Burnham and Berrow Gol Club, The Avenue Lawn Tennis Club, Burnham Bowling Club and Burnham Swimming Pool/Academy. Access to the M5 at Junction 22. Mainline railway station in Highbridge.



Floorplan

GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	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

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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