

Guide Price  
£285,000  
Freehold



P Permit holders only BS2  
Mon - Sun  
8.30 am - 6.30 pm







1 Dunstan Road, Burnham-on-Sea, Somerset TA8 1ER



## Features

- Charming end-of-terrace property
- Two sizeable reception rooms with high ceilings
- Culinary haven kitchen with dining space
- Four bedrooms filled with natural light
- Energy-efficient with EPC rating 'D'
- Close to public transport links
- Parking for two cars
- Retains great character and charm
- Ideal for families, couples, sharers

## Summary of Property

For sale is a charming end-of-terrace property, positioned within easy walking distance of Burnham-On-Sea town centre and seafront. This rare opportunity houses four bedrooms, cloakroom, two reception rooms, and retains great character and charm throughout its neutrally decorated interior.

The property boasts two sizeable reception rooms, each featuring high ceilings and an original fireplace. The first reception room is filled with natural light, courtesy of a large bay window, offering a perfect setting for relaxation. The second reception room doubles as a dining area and perfect for entertaining guests.

The kitchen is a good size with dining space, an assortment of wall, base units & drawers, space for a standalone cooker, fridge/freezer and ample storage cupboards.

The property offers four bedrooms, each filled with natural light. The master bedroom is a spacious retreat, featuring an original fireplace that adds a touch of vintage charm. The second bedroom mirrors these features, while the third is a comfortable double room. The fourth bedroom, a single room, serves as a perfect space for guests or can be converted into a study room.

The bathroom includes a panel bath with mixer tap, a low-level WC, and a pedestal wash hand basin.

The property is energy-efficient with an EPC rating of 'D' and falls under the 'C' council tax band (Cost £2,000.42 for 2024/25). It is ideally located close to public transport links, schools, and local amenities, fostering a strong local community. Unique features include parking and the house's inherent character and charm. The property is ideal for families, couples, and sharers alike.

Don't miss this rare opportunity to purchase a home with such character and charm, situated in a prime location.

Services: - Mains Gas, Electricity, Water and Drainage are connected

## Room Descriptions

### Entrance Vestibule:

### Entrance Hall:

Doors to lounge, dining room, kitchen/breakfast room, storage cupboard and stairs to the first floor.

### Lounge: - 4.64 x 4.07 (15'3" x 13'4")

Double glazed box bay window and radiator. Feature tiled fireplace, wooden mantelpiece and marble hearth.

### Dining Room: - 3.60 x 3.42 (11'10" x 11'3")

Feature fireplace with ornate wood mantelpiece, marble hearth and inset fireplace. Radiator and double glazed window.

### Kitchen: - 3.60 x 3.43 (11'10" x 11'3")

A range of wall, base units and drawers, space for stand alone cooker and fridge/freezer, ample room for table and chairs, storage cupboards, double sinks and drainer with a side aspect window and opening to the utility room.

### Cloakroom

Converted storage room to a handy cloakroom with low level wc and wash hand basin.

### Utility Room: - 3.59 x 2.54 (11'9" x 8'4")

Large drawer unit with cupboards, door onto the side and rear aspect window.

### First Floor Landing

Doors to the bedrooms, bathroom and loft access.

### Bedroom One: - 4.71 x 3.53 (15'5" x 11'7")

Double glazed box bay window to the front aspect.

### Bedroom Two: - 3.59 x 3.77 (11'9" x 12'4")

Double glazed window to rear aspect.

### Bedroom Three: - 2.90 x 2.67 (9'6" x 8'9")

Radiator and double glazed window to rear aspect.

### Bedroom Four: - 3.63 x 1.56 (11'11" x 5'1")

Radiator and double glazed window to front aspect.

### Bathroom: - 2.40 x 1.96 (7'10" x 6'5")

Part tiled walls and comprising a white suite of panelled bath with mixer tap, wash hand basin and low level W.C. Heated towel rail and obscure glass double glazed window.

### Outside: Front

To the front of the property there is a low maintenance courtyard garden with paved path to the Entrance Door with various shrubs and low level brick wall.

### Outside: Rear

The Rear Garden is also low maintenance laid predominantly to paved patio, area with shrubs and small trees, fully enclosed with a rear access gate to the parking spaces for two cars.

### Garden Store

This handy space is currently used as storage and log store.





# Floorplan

GROUND FLOOR

1ST 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

**Local Authority**

Somerset

**Council Tax**

Band: C  
Annual Price: £2,015

**Conservation Area**

No

**Flood Risk**

Low

**Floor Area**

1,442 ft<sup>2</sup> / 134 m<sup>2</sup>

**Plot Size**

0.06 Acres

**Mobile Coverage**

EE ●  
Vodafone ●  
Three ●  
O2 ●

**Broadband**

Basic 23 Mbps  
Superfast 80 Mbps

**Satellite / Fibre TV Availability**

BT ✓  
Sky ✓  
Virgin ✓