

Guide Price  
£307,000  
Freehold





## Features

- Superbly appointed semi-detached home
- Excellent public transport links
- Proximity to reputable schools
- Three well-proportioned reception rooms
- Open-plan layout with fireplace
- Conservatory with garden access
- Master bedroom with en-suite
- Beautifully landscaped gardens
- One newly refurbished bathroom
- High-gloss fitted kitchen

## Summary of Property

Presenting for sale, a superbly appointed and neutrally decorated three-bedroom semi-detached home, nestled in a location that boasts excellent public transport links, proximity to reputable schools, local amenities, and a strong local community. This property stands as an epitome of modern living with its spacious layout and high-quality finishes.

Inside, the property reveals three well-proportioned reception rooms. Reception room one showcases an open-plan layout, a focal point feature fireplace, and offers a pleasing view of the garden. Reception room two further complements the connection to the outdoors with the addition of a conservatory and direct access to the landscaped gardens. The third reception room, a dedicated dining space, allows for intimate or formal dining experiences.

The high-gloss fitted kitchen with complimentary tiling is designed for functionality and style. It provides an ideal space for the home cook, further accentuating the property's appeal.

The three bedrooms are thoughtfully designed. The master bedroom comes complete with an en-suite and built-in wardrobes. The second bedroom is a generous double, and the third is a spacious single room, offering flexibility in accommodation.

Two bathrooms serve the property, one newly refurbished with built-in storage, and an en-suite to the master bedroom boasting a walk-in shower.

The property is EPC rating 'C' and falls within council tax band 'C'. Enhancements made over recent years both inside and outside have resulted in the exceptional home seen today. The addition of a conservatory and beautifully landscaped gardens sets this property apart. This home is ideally suited for families and couples alike, making it a must-see.

# Room Descriptions

## Entrance Hall

Door to the kitchen, an arched opening to the dining room and walkway to the spacious sitting room.

## Kitchen: 3.43m x 2.01m (11'3" x 6' 7")

The kitchen features a range of high gloss white wall, drawer, and base units, accented with contrasting chrome effect handles. There is ample space for freestanding appliances, and complementary tiling has been applied to all splash-prone areas.

## Dining Room: 5.02m x 2.29m (16'6" x 7'6")

The dining room offers versatile uses, serving as an ideal space for dining, a home office, or a playroom, with a view overlooking the front of the home.

## Sitting Room: 5.50m x 4.35m (18'1" x 14'3")

The living room exudes charm and cosiness, featuring a electric fireplace set on a marble hearth with a wooden mantle above. It offers views of the meticulously manicured rear garden, with sliding patio doors leading into the conservatory extension.

## Conservatory: 2.88m x 2.79m (9'5" x 9'2")

The UPVC conservatory is an ideal space to admire the rear garden, which is the pride and joy of the current vendors. With an almost unspoiled southerly aspect, it offers functionality year-round. A single patio door provides direct access to the garden.

## First Floor Landing

Doors to the three bedrooms, bathroom and loft access. Side aspect window giving plenty of light.

## Bedroom One: 3.66m x 3.45m (12'0" x 11'4")

Bedroom one is a spacious double, featuring built-in storage and a door leading to the en-suite.

## Bedroom Two: 3.35m x 2.85m (11'0" x 9'4")

Bedroom two is also a spacious double, featuring a rear-facing window.

## Bedroom Three: 2.57m x 2.42m (8'5" x 7'7")

Bedroom three is a well-sized single room, offering views of the rear garden.

## Family Bathroom:

The family bathroom has recently been renovated and now showcases an exceptionally beautiful space. It features a panelled bath with a mains shower overhead, a WC, and a countertop basin set into a vanity unit. Ceramic stone-effect tiling has been applied to all splash-prone areas.

## En-Suite:

The en-suite features a corner shower unit, a WC, and a pedestal sink.

## Front Garden:

In front of the property, there is a tarmac driveway offering abundant off-road parking space for at least two cars. Flanking either side of the driveway are well-maintained floral beds, carefully designed to provide seasonal colour throughout the year.

## Rear Garden:

At the rear lies a gardener's paradise, meticulously crafted over years by the current owner. This beautifully landscaped garden features meticulously pruned greenery, boasting both raised and ground-level floral beds brimming with mature plants, shrubs, and bushes. An active wildlife pond adds to the allure, ensuring ample year-round activity for gardening enthusiasts. Patio pathways wind through the beds on one side, complemented by Cotswold stone borders on the other, all enclosed by panelled fencing.

## Situation.

The property is located in a desirable cul-de-sac within a popular modern development built by Bloor Homes, conveniently close to the Tesco superstore. Situated in the coastal town of Burnham-on-Sea, it offers a vibrant High Street with a variety of shops, restaurants, banks, and cafes, along with a well-liked beachfront and Esplanade. Residents also enjoy access to diverse leisure amenities including a heated indoor swimming pool, gymnasium, and a Championship Golf Course.

Commuting is made easy with Junction 22 of the M5 approximately 2 miles away, providing excellent links to Bristol, Taunton, and beyond. The neighbouring town of Highbridge features a mainline railway station, and Bristol Airport is approximately 20 miles away, offering convenient air travel connections.



# 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. Made with Metropix ©2024

Material information					
Local Authority			Council Tax Band & Fee		
(Sedgemoor) Somerset			Band	C	
			Annual Price	£2,000.42	
Energy Performance Rating				74 C.	
Utility Supply			Rights and Restrictions		
Electricity	Mains connected		Private Rights of Way	Ask Agent	
Heating	Gas		Public rights of way	Ask Agent	
Water	Mains connected		Listed Property	No	
Sewage	Mains Connected		Restrictions	Yes - Ask Agent	
Broadband	Yes	Speed Capacity (info from Openreach)		Floor Area:	Plot Size:
	Type: FTTP	Basic	15 Mbps	947 ft <sup>2</sup>	0.05 Acres
	Superfast	79 Mbps	88 m <sup>2</sup>		
		Ultrafast FF	1000 Mbps		
Mobile Coverage (info from Signalchecker.com)	O2	<ul style="list-style-type: none"> <li>●</li> <li>●</li> <li>●</li> <li>●</li> </ul>		Satellite / Fibre	BT
	EE			TV Availability	Sky
	Vodafone				Virgin
	Three				●
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 River Brue		No	Type : N/A	
Planning Permission & Development Proposals					
Details: 1 application					
Property Accessibility & Adaptations					
Details: N/A					
Building Safety					
Details: N/A					

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.