

Guide Price
£295,000
Freehold





Highbridge Road, Burnham-on-Sea, Somerset TA8 1LW



Features

- Semi detached 1970's home
- Gas central heating installed
- Spacious lounge with window
- Dining room with doors
- Modern fitted kitchen units
- Three generous sized bedrooms
- Garage with power connected
- Family shower room fitted
- Enclosed private rear garden
- Convenient town centre location

Summary of Property

This appealing semi-detached residence, built to a high standard by a local builder in the early 1970s, is set within a sought-after location in Burnham-on-Sea. Offering gas central heating, double glazing and thoughtfully proportioned accommodation, the property has been well maintained and provides a comfortable home within easy reach of town amenities.

An entrance porch leads into a welcoming hallway with staircase and cloakroom. The spacious lounge features a wide picture window, coved ceiling and a pleasant aspect, while the dining room enjoys sliding doors to the garden, creating a bright and versatile space. The fitted kitchen is equipped with a range of units, integrated appliances and ample work surfaces.

On the first floor, there are three well-proportioned bedrooms, two with built-in wardrobes, and a family shower room with modern suite, tiled walls and large walk-in shower. Outside, the property benefits from a tarmac driveway providing parking and access to a garage with power and lighting.

The rear garden is enclosed and attractively laid out with patio areas, lawn, borders and a useful shed. The home is conveniently positioned for Burnham's shops, schools, beach and transport links, including the M5 at junction 22 and nearby Highbridge train station.

Room Descriptions

Accommodation

Entrance Porch

UPVC double glazed entrance door, quarry tiled floor, double glazed windows, and further glazed door to Entrance Hall.

Hall

Double glazed entrance door, radiator, and coved ceiling.

Cloakroom

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

Lounge: 4.28m x 3.80m (14' 1" x 12' 6")

Coved ceiling, double glazed window, radiator, and archway to Dining Room.

Dining Room: 2.98m x 2.60m (9' 9" x 8' 6")

Radiator, coved ceiling, and wide opening to Kitchen. Patio doors to rear garden.

Kitchen: 2.85m x 2.60m (9' 4" x 8' 6")

Range of base, wall and drawer units with rolled edge working surfaces, inset stainless steel sink unit, plumbing for dishwasher and washing machine, built-in oven, hob and extractor, part tiled walls, double glazed window and door to rear garden.

Sun Lounge: 3.05m x 2.99m (10' 0" x 9' 10")

Radiator, patio doors to rear garden, and sliding double glazed patio doors.

First Floor Landing

Double glazed window, coved ceiling, and access to roof space.

Bedroom: 1 3.57m x 2.60m (11' 9" x 8' 6")

3.57m x 2.60m (11' 9" x 8' 6") Double glazed window and radiator.

Bedroom: 2 4.28m x 3.26m (14' 1" x 10' 8")

4.28m x 3.26m (14' 1" x 10' 8") Double glazed window and radiator.

Bedroom: 3 2.48m x 2.62m (8' 2" x 8' 7")

2.48m x 2.62m (8' 2" x 8' 7") Double glazed window, radiator and built-in cupboard.

Shower Room:

Tiled walls, white suite comprising large shower cubicle with Mira shower unit, low level WC, hand wash basin, chrome towel rail, double glazed window, and extractor.

Outside

Tarmacadam driveway and parking area providing space for several cars. Garage with up and over door, electric light and power. Side gate gives access to the neatly arranged rear garden laid to lawn with paved patio area, shrubs, garden shed with electric power and outside tap.

Services

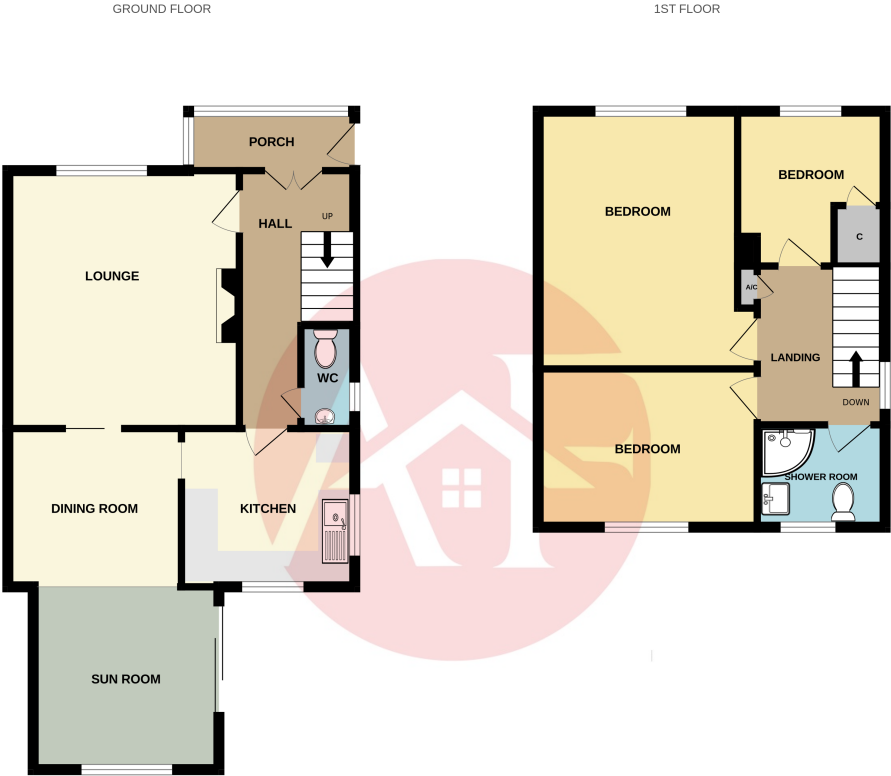
Mains electricity, gas, water and drainage are connected.

Tenure

Freehold with 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
Council Tax Band & Charge for Current Year
Band: C £2,177.88 for 2025/26
EPC Rating & Date Carried Out
D – 25/09/2025
Building Safety Issues
Non Reported
Mobile Signal
Ofcom Mobile Coverage Checker Provides official indoor and outdoor coverage predictions across all major UK networks www.ofcom.org.uk
nPerf Mobile Coverage Map Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data. www.nperf.com
Mast Data Mobile Mast Summary Shows mast locations and coverage details for each mobile provider across the UK www.mastdata.com
Construction Type
Standard Construction
Existing Planning Permission
No Applications Currently Registered
Coalfield or Mining
N/A
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