

Guide Price
£264,450
Freehold





47 Coleridge Gardens, Burnham-on-Sea, Somerset TA8 2QA



Features

- 2 Bedrooms
- Shower/Wet Room
- Lounge, Conservatory
- Driveway & Garage
- Gardens with Rural Views to Rear
- Mains Water, Gas, Electricity & Drainage are Connected
- EPC: D 60
- Council Tax Band: C £2,000.42 for 2024/25

Summary of Property

A two Bedroom Semi Detached Bungalow For Sale, Gas Central Heating & Double Glazing and Rural Views to the Rear. Entrance Hall, Lounge, Kitchen, 2 Bedrooms, Conservatory, Shower Room, Gas Central Heating, Double Glazing, Driveway, Garage & Gardens - with very pleasant Rural Views to the Rear

Built of brick and block cavity walls with a tiled, felted and insulated roof. The property has been very well maintained by the present owner and an early viewing is strongly recommended.

Standing in a quiet location with similar bungalows and enjoying very pleasant views across farmland to the rear. The bungalow stands about a mile from the town centre which provides various shopping and banking facilities. There is also a Spar supermarket close by. The bungalow is also well located for the famous Burnham & Berrow Championship Golf Club and the clubhouse is only a few hundred yards away. The renowned Berrow Sands beach is just over half a mile away. Access to the M5 Junction 22. Mainline railway station in Highbridge.

Freehold. Vacant Possession on Completion

Somerset (Sedgemoor) District Council, Tax Band: C . £2,000.42 for 2024/25

Point to note: there is land For Sale to the rear of these properties which is subject to an Agreement made by the current Landowners to allow a Developer to turn the fields into 2000 residential homes including associated schooling and infrastructure, which would obscure the current views to the rear. But this is not in developmental stage at present and Planning is currently not yet underway with the present Landowners.

Room Descriptions

ENTRANCE HALL

Double-glazed entrance door with double-glazed side panel. Radiator. Airing Cupboard housing the 'Ideal' gas-fired boiler. Cupboard. Wood laminate flooring. Access to the insulated loft space.

LOUNGE : 4.14m x 3.61m / 13' 7 x 11' 10 (max)

Double-glazed bow window, coved ceiling, radiator and wood laminate flooring.

KITCHEN : 2.60m x 2.09m / 8' 6 x 6' 10 (max)

1 ½ bowl single drainer stainless steel sink unit. Range of modern base, wall and drawer units with roll tops working surfaces. Fitted 'Neue' ceramic hob with cooker hood. Fitted 'Neue' oven. Part-tiled walls, wood laminate flooring, two double-glazed windows and double-glazed door to the side path.

BEDROOM : 3.45m x 2.75m / 11' 4 x 9' 0

Double-glazed window, radiator and coved ceiling.

BEDROOM : 3.40m x 2.37m / 11' 2 x 7' 9

Radiator, wood laminate flooring and double-glazed double doors to:-

CONSERVATORY : 3.22m x 3.00m / 10' 7 x 9' 10

Tiled floor, radiator, double-glazed windows and double-glazed French door to the Rear Garden.

SHOWER ROOM

Wet room-style walk-in shower area with gate-surrounds, a 'Mira' shower unit with rail and curtain. Vanity unit with low-level WC and concealed cistern with wash hand basin with mixer tap and cupboards under. Part-tiled walls, double-glazed window and heated towel rail.

OUTSIDE

The Front Garden is laid to chippings with an outside light. Tarmacadam driveway providing parking space and leading to:-

GARAGE : 4.44m x 2.42m / 14' 7 x 7' 11

Up-and-over door, electric light and power and a concrete base.

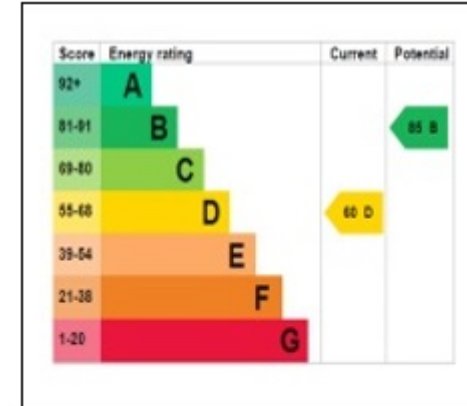
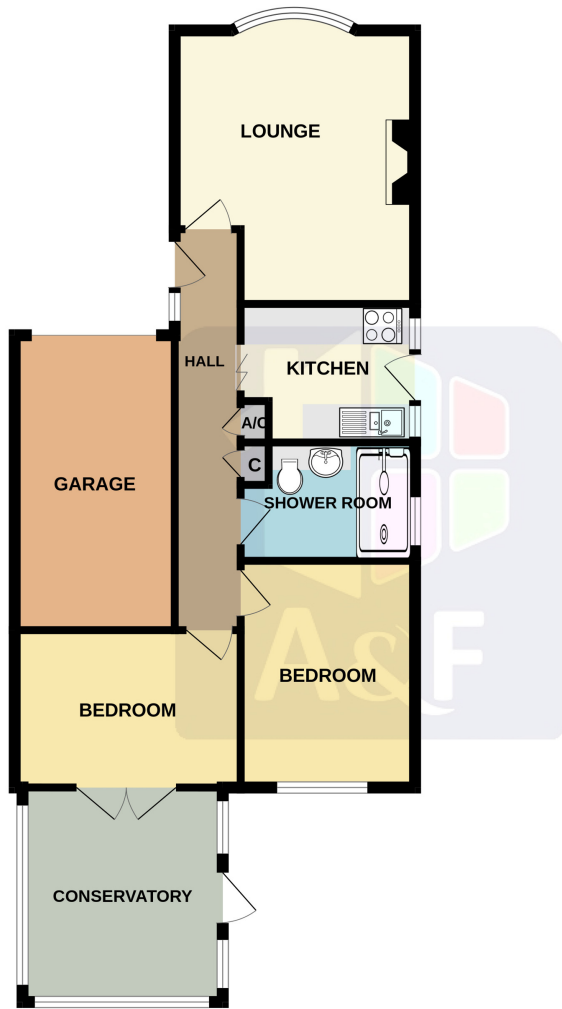
REAR GARDEN

Side pedestrian gate from the front to the Rear Garden which enjoys very pleasing views over open fields towards the Mendip hills. The Rear Garden is laid to lawn with an adjoining paved patio area. Flower beds and borders, garden shed and water tap.



Floorplan

GROUND FLOOR



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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