

£269,950  
Freehold





8 Ash Tree Crescent, Burnham-on-Sea, Somerset TA8 2JY



### Features

- 2 Bedrooms
- Driveway & Garage
- Corner Plot with Side & Rear Gardens
- Vacant Possession on Completion
- EPC: E54
- Council Tax Band: C £2,000.42
- In Need of Modernisation

### Summary of Property

We are pleased to present this two-bedroom, gas centrally heated, double-glazed detached bungalow, situated on a generous corner plot at the end of a quiet cul-de-sac on the desirable north side of the town.

This property is conveniently located within a few hundred yards of Berrow Triangle, offering easy access to a Co-op supermarket, Post Office stores, hairdressers, and a social club. Additional amenities include a church, school, village hall, and a football club/community multi-use games area. Further facilities can be found in Burnham-on-Sea town centre. The property also benefits from excellent transport links, with access to the M5 at Junction 22 and a mainline railway station in Highbridge.

Constructed with brick and block cavity walls and featuring part-external render, the bungalow has a tiled, felted and insulated roof. While the property requires modernisation, it offers an excellent opportunity for builders or DIY enthusiasts to add value.

Key Features: - Mains water, electricity, gas, and drainage connections - EPC Rating: E (54) - Council Tax Band: C (£2,000.42 for 2024/25)

For more information or to arrange a viewing, please contact us at your earliest convenience.

## Room Descriptions

### ENTRANCE HALL:

UPVC double glazed entrance door, radiator, airing cupboard with insulated copper hot water tank fitted with an electric immersion heater. Loft access with sliding aluminium ladder.

### LOUNGE: 4.70m x 3.50m / 15' 5 x 11' 6

Tiled fireplace having a fitted real-life gas fire, double glazed window and wood parquet flooring.

### KITCHEN: 3.95m x 2.47m / 13' 0 x 8' 1

Single drainer stainless steel sink unit with a mixer tap. Range of base, wall and drawer units with roll top working surfaces. Plumbing for an automatic washing machine, electric cooker point. Part-tiled walls, double glazed window, built-in larder and UPVC double glazed door to the side of the property.

Door from the Lounge to:-

### CONSERVATORY: 4.57m x 2.48m / 15' 0 x 8' 2

Glazed with glazed door to the Rear Garden.

### BEDROOM: 3.63m x 3.34m / 11' 11 x 10' 11

Radiator, double glazed window and built-in wardrobe.

### BEDROOM: 3.33m x 2.53m / 10' 11 x 8' 4

Double glazed window and radiator.

### BATHROOM:

White suite comprising panelled bath with a 'Sirus' shower over and rail, curtain and screen. Pedestal wash hand basin and low-level WC. Part-tiled walls, double glazed window and radiator.

### OUTSIDE:

Driveway leading to:-

### GARAGE: 6.10m x 2.74m / 20' 0 x 9' 0

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

### REAR GARDEN:

The bungalow stands on a corner plot and as such provides a very good sized side and rear garden which is ready for cultivation.



Energy rating	Current	Poter
A		
B		87
C		
D		
E	54 E	
F		
G		

# Floorplan

## GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	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](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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