

£384,999  
Freehold





Olivier Close, Burnham-on-Sea, Somerset TA8 1RA



## Features

- Immaculately Presented Throughout
- Recently refurbished throughout
- Fully Equipped Kitchen
- Two En-Suites
- Garage and Off-Road Parking
- Sought After Location
- Four Bedrooms
- Detached Property
- Summer House
- Close to Amenities
- Great Commuter Links
- EPC: D65
- Council Tax Band: E £2,597.39 for 2023/24

## Summary of Property

We are delighted to present this immaculate detached property, nestled conveniently on the edge of the charming Somerset sea side town of Burnham-on-Sea. This stunning property boasts four bedrooms and three newly refurbished bathrooms, making it perfect for families and couples alike. As you step inside, you will be greeted by a large reception room with large windows that flood the space with natural light, creating a welcoming and inviting atmosphere.

The modern kitchen is a true culinary haven, recently refurbished with quartz worktops and porcelain tiles. It offers ample dining space and is equipped with all integral modern appliances, including an eye level double oven. This kitchen is perfect for those who love to entertain. The master bedroom is a luxurious retreat, complete with an en-suite. It also features built-in wardrobes for all your storage needs. The second bedroom, also en-suite, boasts built-in wardrobes and is perfect for guests or older children. The third bedroom is a spacious double room offering plenty of space for relaxation.

Outside, you will find a summer house, ideal for enjoying the picturesque surroundings. The property also benefits from unique features such as hive controlled heating, hive security camera, and an electric garage door. Conveniently located near schools and local amenities, this property offers a peaceful and strong local community.

Somerset Council Tax Band: E - £2,597.39 for 2023/24

# Room Descriptions

## Entrance Porch: - 7'6 x 3'8 (2.29m x 1.12m)

Approached via new uPVC door with a large clear window next to. "Lift master" garage door button and shoe cupboards.

## Hall

Doors to the kitchen/dining room, lounge, cloakroom, shoe storage, radiator, under stairs storage and stairs to the first floor.

## Cloakroom

Radiator and obscure glass double glazed window. Vanity unit with wash hand basin and low level W.C.

## Lounge: - 16'1 x 13'1 (4.90m x 3.99m)

Two double glazed windows and radiator. Television point and feature fireplace with electric fire.

## Open Plan Kitchen and Dining Area - 8'10 x 25'4 (2.69 x 7.62)

Beautifully refitted kitchen with a wealth of integrated appliances to include: washing machine, dishwasher, full height fridge and full height freezer. AEG ceramic hob with extractor over, eye level double oven, quartz worktop and porcelain tiles throughout the kitchen and dining area. Good range of base units and drawers with a full height pull out larder cupboard. Radiator, front aspect window and patio doors out onto the rear garden.

## Landing

Accessed via stairs with handrail. Radiator with double glazed window over. Doors to all bedrooms, bathroom. Loft access via ladder, partially-boarded with light and housing the 3 year-old 'Worcester' gas-fired boiler and copper hot water tank.

## Bedroom One - 13'3 x 9'1 (4.04m x 2.77m)

Two front aspect window, radiator, television point and range of recessed double wardrobes. Door to:

## En-Suite Shower Room: - 9'0 x 4'7 Max (2.74m x 1.40m Max)

Recently refitted with walk-in shower, radiator, vanity unit with wash hand basin and low level wc.

## Bedroom Two: - 14'10 x 9'6 Approximate (4.52m x 2.90m Approximate)

Radiator with Westerly facing double glazed window over. Built-in double wardrobe and door to:

## En-Suite Shower Room: - 6'0 x 5'3 (1.83m x 1.60m)

Recently refitted with walk-in shower, radiator, vanity unit with wash hand basin, low level wc and frosted side aspect window.

## Bedroom Three: - 10'0 x 8'1 (3.05m x 2.46m)

Double size with radiator and rear aspect window.

## Bedroom Four: - 10'0 x 7'0 max(3.05m x 2.13m max)

Four door sliding wardrobe, radiator with double glazed window over.

## Bathroom: - 6'6 x 6'0 (1.98m x 1.83m)

Recently refitted with panel bath with mixer/shower attachment. Radiator, low level wc, vanity unit with wash hand basin and frosted side aspect window.

## Rear Garden

Side pedestrian gates give access to the Rear Garden (with approximate depth of 32ft) comprising paved patio and paths. A new canopy which opens up the space for all year round use. Low maintenance chippings section with several feature brick pavier areas, central area laid to lawn, numerous bushes, trees and plants. Electric light, water tap, power point and new Summer House (a four seater hot tub which will be negotiable by the seller).

## Front Garden

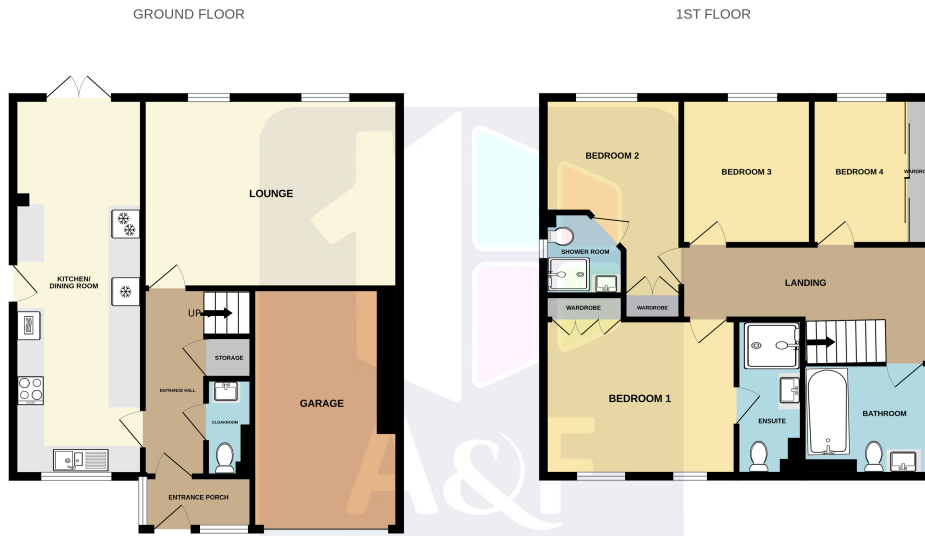
The front garden comprises a brick pavier features and stone chippings area. Tarmacadam driveway providing parking for a vehicle and gives access to the Garage (16'6 x 8'6) with electronically operated "Henderson" door with automatic light fitment and power. Hive security camera.

## Location

Conveniently situated on the edge of the Somerset sea side town of Burnham-on-Sea and being within easy reach of the M5 junction 22 at Edithmead. Also within a stone's throw is Tesco supermarket. The town centre of Burnham offers comprehensive shopping with a host of other recreational and sporting amenities. The sea front and beach are also within easy reach. Mainline railway station in Highbridge.



# 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	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)