

St Pauls Road, Burnham-on-Sea, Somerset. TA8 2BH

£328,500 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

House Fox Estate Agents are delighted to present this extended and enhanced semi-detached family home in the sought-after 'Saints' residential development of Burnham-on-Sea. This property offers a blend of style and spacious living across two floors and includes the following features:

Upon entry through the high-security front door, you'll find yourself in the hallway with a staircase leading to the first-floor landing and a useful walk-in cupboard underneath. The lounge is graced by a bay window at the front, whilst to the rear, is the heart of the home - a fantastic kitchen/diner, which showcases a modern and recently refurbished kitchen with breakfast bar. This area also provides access to a rear hall, which in turn leads to a well-appointed modern shower room.

Moving to the first floor, a generously sized side window fills the landing with natural light. You'll discover three spacious bedrooms and a luxurious family bathroom, complete with a Victorian-style shower over the bathtub.

Outside the property, to the rear is a good size rear garden that features a paved patio and decked area, extending to a grassy lawn. An attractive wooden cabin, equipped with power, lighting, and a small wood burner, offers an ideal space for a home office. The garden benefits from a good degree of privacy.

The front is laid mostly with block paving, offering parking for 2 to 3 cars. Gated side access leads to the rear garden, providing convenience and functionality.

This stunning family home is sure to attract much attention & we recommend an early viewing to fully appreciate all the spacious & versatile accommodation this characterful & immaculate property has to offer.

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Semi-Detached House
- Beautifully Presented Throughout
- Three Good Size Bedrooms
- Updated Throughout whilst Retaining Many Features
- Bathroom & Ground Floor Shower room
- Popular Location Close Town Centre
- EPC - D
- Freehold
- Council Tax - Band C



## ROOM DESCRIPTIONS

### Ground Floor

ENTRANCE HALL :- With modern high security composite front door, Oak flooring, dado rail, meter cupboard, radiator, telephone point and understairs storage cupboard with a window for natural light.

Door leads to :

LOUNGE:- Attractive double glazed bay window to front aspect with custom made shutters (by negotiation). Feature fireplace housing a solid fuel burner with a granite hearth and Oak mantelpiece, Oak flooring, radiator, three fitted wall lights, picture rail.

Returning to the hall, door to the :

KITCHEN/DINING ROOM :- Oak flooring throughout, exposed brick chimney breast with solid fuel burner sat upon stone tile base, picture rail, double glazed twin patio doors leading out to a rear decked area.

Super modern gloss white kitchen incorporating a breakfast bar with a comprehensive range of cupboards and drawer units with matching Corian fitted worktops over & incorporating an integrated sink & drainer with mixer tap control, Slim-line Range Cooker (by negotiation) with extractor hood over, space & plumbing for a concealed washing machine & dishwasher. Space for vertical fridge/freezer.

Ceiling spotlights, three double glazed windows giving ample natural light. Part glazed door leads out to :

REAR HALL:-Part glazed door to the rear. Door to :

SHOWER ROOM :- With glass door shower cubicle housing mains operated Victorian style shower, wash hand wash basin & low level WC. tiled surrounds. Chrome ladder style radiator, extractor, tile effect wall panelling & flooring, ceiling spotlights, double glazed window.

### First Floor

LANDING :- With loft access via a pull down ladder with electric light, built-in airing cupboard housing the insulated hot water tank and further wall mounted cupboard housing the wall mounted gas fired boiler.

BEDROOM ONE:- Front aspect double glazed window with feature custom made shutters (by negotiation), cast iron fireplace with tiled hearth, picture rail and radiator. Twin double wardrobes either side of chimney breast. Stripped and painted wooden floor.

BEDROOM TWO:- Double glazed window to rear aspect. Two wardrobes either side of chimney breast with additional high level cupboards over. Radiator, stripped and painted wooden floor.

BEDROOM THREE - Double glazed window to rear aspect, stripped and painted wooden floor, radiator.

BATHROOM :- With a Victorian style white suite with panel bath, glass screen & shower fitting featuring a Monsoon style head, wash hand basin, low level w.c. Double panel radiator, inset spotlighting, feature tiled surrounds, chrome period style radiator.

### OUTSIDE

The front garden is partly enclosed by a boundary wall with a block paved driveway suitable for two/three vehicles.

There is a side access via gate leading through to the :

### REAR GARDEN

To the immediate rear of the property is a good size paved patio with an area of decking to rear of the dining room. Low wall divides the patio from a lawned area. To the rear of the garden is a garden shed and:

#### SUMMERHOUSE/HOME OFFICE:

Substantial wooden cabin which has been dry lined for extra insulation. Power & light plus mini solid fuel burner for year round use.

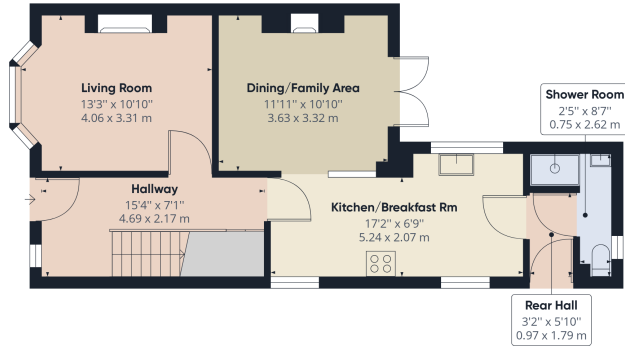
### Room Measurements & Disclaimer

All approximate room measurements are shown on the attached floorplan.

PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



# FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
953.54 ft<sup>2</sup>  
88.59 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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