

30 Highbridge Road, Burnham-on-Sea, Somerset. TA8 1LL

£220,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

*****UNEXPECTEDLY BACK ON THE MARKET 29/11/2023*****...House Fox Estate Agents are delighted to present this stunning open-plan two-bedroom house, nestled in a private and secluded location towards the end of a tranquil private lane. Conveniently situated within an easy, level walk of Burnham-on-Sea town centre, this property offers the perfect blend of tranquillity and accessibility.

This charming home has been professionally converted from a larger property, ensuring meticulous attention to detail and quality craftsmanship throughout. You can have complete peace of mind knowing that the property is still covered by the remainder of a 10-year new home guarantee plus all appliances, flooring & fittings, windows & doors, electrics & gas boiler are less than three years old.

The property benefits from modern open-plan living downstairs & upstairs there are two double bedrooms & a bathroom.

Outside to the rear a full enclosed garden laid mostly to lawn and to the front a stone chip area suitable for parking up to four vehicles.

Approached from a private driveway the property is well set back from the main road and enjoys a quiet & secluded location whilst remaining an easy level walk to the town centre, Apex Park & the seafront.

This unique home with its prime location and high-quality finish is sure to attract significant interest. To fully appreciate its charm and potential, we recommend arranging an early viewing. Don't miss the opportunity to call this remarkable property your home!

For further details or to schedule a viewing, please contact HouseFox Estate Agents. We look forward to assisting you in making this dream home a reality.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Two Bedroom Terrace House
- Immaculate Condition Throughout
- Ample Parking to Front & Garden to Rear
- Super Tucked away Location
- Fully Enclosed Rear garden
- Within Easy Level Walk of Town Centre
- Viewing Highly Recommended
- EPC - C
- Freehold



ROOM DESCRIPTIONS

Hall

2.423m x 2.191m (7' 11" x 7' 2")

Black composite front door opening to good size Hall with light grey wood laminate flooring.

Useful storage cupboard, stairs rising to first floor, radiator.

Open-plan Living/Dining/ Kitchen

4.877m x 5.486m (16' 0" x 18' 0") max

Double glazed window to front aspect & double glazed door to rear with double glazed side panel.

Walk-in storage cupboard with shelving. Grey wood laminate flooring. Two radiators.

Kitchen area with range of gloss white base & eye level units & dark wood effect work-surface. Integrated Lamona halogen hob with oven beneath, stainless steel splash-back & extractor chimney over. Stainless steel sink & drainer with mixer tap, space for washing machine. Tiled splash-backs. Integral Dishwasher.

Landing

Double glazed window to rear aspect, loft access, door to airing cupboard housing Ideal gas combination boiler & radiator.

Doors to all rooms.

Bedroom One

3.351m x 3.762m (11' 0" x 12' 4") max

Double glazed window to front aspect, radiator.

Bedroom Two

2.437m x 3.388m (8' 0" x 11' 1")

Double glazed window to front aspect, radiator, over-stairs storage cupboard.

Bathroom

Modern white suite consisting low level WC, 'L' shaped bath with shower attachment over, wash hand basin (note the wash hand basin in photos is to be replaced by a larger basin)

Obscure double glazed window, extractor, shaver point, radiator, splash-backs to all relevant surfaces.

Rear Garden

Fully enclosed & largely laid to lawn with paved patio area to immediate rear of the property.

Front

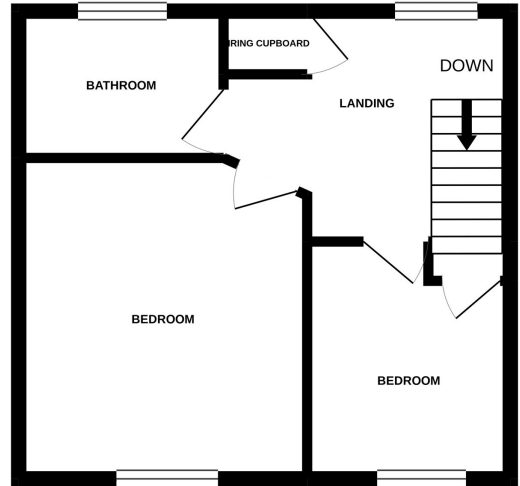
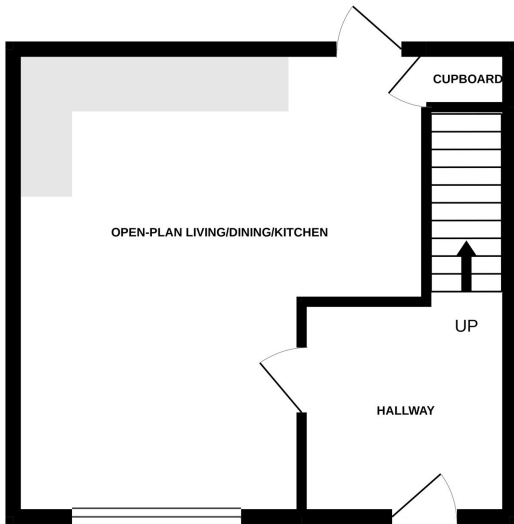
Large stone chip area suitable for parking up to four vehicles with paved path to side leading to steps to concrete patio area to front. Twin outside lights.

Disclaimer

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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		89
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	