

Guide Price  
£325,000  
Freehold







## Features

- Extended chalet-style semi bungalow
- Versatile purpose-built annexe included
- Spacious open-plan kitchen/diner
- Modern shower and bathrooms
- Three double bedrooms total as its stands
- Study area on first floor
- Generous enclosed rear garden
- Off-street driveway parking
- Walking distance to seafront
- Excellent access to M5

## Summary of Property

This extended semi-detached chalet-style bungalow offers flexible and spacious accommodation in a sought-after location within walking distance of Burnham-on-Sea town centre and the seafront.

The property has been thoughtfully extended and improved to a high standard, providing well-planned living space ideal for a variety of lifestyles. The accommodation includes an entrance hall, a modern ground floor cloaks/shower room, a comfortable lounge, and an impressive open-plan kitchen/dining/family room.

There are two ground floor bedrooms, and upstairs features a study area, a large master bedroom, and a stylish bath/shower room. The home benefits from gas central heating with a combination boiler, UPVC double glazed windows, and is presented in excellent decorative order throughout. In addition to the main residence, a purpose-built annexe has been constructed to building regulation standards.

This modern and versatile space comprises two multi-function rooms currently arranged as a bedroom and wet room, ideal for use as a guest suite, home office, hobby studio, treatment room or independent living space. Subject to any necessary planning or consents, it offers exciting potential for further development, including a self-contained annexe or holiday let.

Outside, the property enjoys a generous and sunny enclosed garden, ample off-street parking, and is set in a peaceful yet convenient location. Local amenities, including a Tesco supermarket, are close by. The M5 (Junction 22 at Edithmead) is a short drive away, offering excellent access to Bristol, Taunton, Exeter, and the wider motorway network. Highbridge's mainline railway station is nearby, and Bristol Airport can be reached in approximately forty minutes by car.

# Room Descriptions

## Accommodation (Measurements and directions are approximate)

### Entrance Hall

Entered via a UPVC double glazed front door. Stairs rise to the first floor with an understairs recess offering useful storage. UPVC double glazed obscured window to the side.

### Cloakroom/Shower Room – 9'11" x 2'11" (3.02m x 0.89m)

Fitted with a tiled shower cubicle, pedestal wash hand basin, and close-coupled WC. Ladder-style heated towel rail, extractor fan and a UPVC double glazed obscured window to the side.

### Lounge – 16'5" x 11'4" (5.00m x 3.45m)

A bright and welcoming reception space featuring a gas fire with an attractive surround, TV point, 5 double power points, radiator, and UPVC double glazed window to the front.

### Kitchen/Dining/Sitting Room – "L" shaped:

18'8" max narrowing to 8'9" x 18'9" reducing to 16'10" (5.69m max narrowing to 2.67m x 5.72m reducing to 5.13m)

A superb open plan space fitted with a stylish range of wall and floor units. Integrated gas hob with extractor hood, space for fridge/freezer, and plumbing for a washing machine and dishwasher. Ceramic single drainer sink unit. Cupboard housing Worcester combination boiler. Built-in storage, two Velux windows, additional UPVC double glazed side and rear windows, and UPVC double glazed French doors leading out to the garden. Recessed ceiling spotlights, eight double power points, TV point and radiator.

### Bedroom Two (Ground Floor) – 10'1" x 9'0" (3.07m x 2.74m)

Double bedroom with radiator, 3 double power points, TV and telephone point with a UPVC double glazed window to the front.

### Bedroom Three (Ground Floor) – 10'3" x 8'0" (3.12m x 2.44m)

UPVC double glazed window overlooking the rear garden, radiator and 3 double power points.

### First Floor Landing/Study Area

Useful study or workspace with a Velux double glazed window and access to eaves storage.

### Bedroom One (First Floor) – 13'0" x 12'8" (3.96m x 3.86m)

A generous double bedroom with part sloping ceiling, two Velux double glazed windows, built-in wardrobes and cupboards,

and access to eaves storage. Five double power points one having USB charging points, TV point and four inset spotlights.

### Bathroom – 7'5" x 6'11" (2.26m x 2.11m)

Fitted with a modern suite comprising a panelled bath with wall-mounted taps, tiled shower cubicle, close-coupled WC, and vanity wash basin with storage below. Velux double glazed window, extractor fan and heated towel rail.

### Front Garden

To the front of the property is a boundary wall and a gravelled area providing additional off-road parking with planted shrub borders.

### Rear Garden – approx. 60' x 35' (18.29m x 10.67m)

A particular feature of the property, the enclosed rear garden enjoys a sunny aspect. Laid mainly to lawn with two patio seating areas, an area of chippings and area of decking mature borders containing a range of shrubs and plants. Outside tap and lighting. Side gated access to the front.

### Annexe: 5.06m x 2.66m (16' 7" x 8' 9") & 2.65m x 1.46m (8' 8" x 4' 9")

A purpose-built annexe constructed in 2017, fully compliant with building regulations for residential use. Designed as a versatile, self-contained space, it offers excellent flexibility for a variety of uses. The annexe currently comprises two multi-function rooms, ideal as a home office, guest suite, or independent living space.

### Room One – 5.06m x 2.66m (16' 7" x 8' 9")

Triple-opening doors, worktop with inset sink, Velux windows, five double power sockets, Wi-Fi connectivity. Suitable for use as a bedroom, studio or office.

### Room Two – 2.65m x 1.46m (8' 8" x 4' 9")

Tiled flooring with tanked finish, worktop, three double power sockets. Suitable for use as a wet room, utility or adaptable space depending on needs.



Floorplan



Score	Energy rating	Current	Potential
92+	A	71 C	83 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		