

Guide Price
£415,000
Freehold



SOLD
Subject To Contact

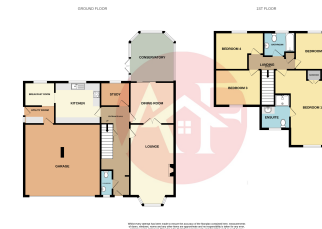


Shaw Path, Burnham-on-Sea, TA8 1QF

4 Bedrooms, Detached House

- Spacious lounge with bay window and feature fireplace
- Separate dining room opening onto the garden
- Well-appointed kitchen with adjoining breakfast room
- Study, ideal for working from home
- Ground floor cloakroom and separate utility room

- Four well-proportioned bedrooms including en-suite to main
- Family bathroom with shower over bath
- Double garage with driveway parking
- Mature front and rear gardens with patio
- Located in Burnham-on-Sea close to schools, shops and



Material Information	
Council Tax Band & Charge for Current Year	Band C 22,177.68 for 2025/26
EPC Rating & Date Carried Out	EPC: C 12 th September 2025
Building Safety Issues	Non-Reported
Mobile Signal	Ofcom Mobile Coverage Checker
Provides official indoor and outdoor coverage predictions across all major UK networks	
www.ofcom.gov.uk	
Map Data Mobile Coverage Map	Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data.
www.mapdata.com	
Construction Type	Standard Construction
Existing Planning Permission	No Applications Currently Registered
Coalfield or Mining	N/A
The information provided above has been obtained directly from the seller or their representatives. While every effort has been made to ensure its accuracy, we cannot guarantee its completeness or reliability and advise interested parties to carry out their own due diligence.	

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

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