

Channel Court, Burnham-on-Sea, Somerset. TA8 1NE

£350,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

House Fox Estate Agents present this charming two-bedroom detached bungalow, offering a spacious, adaptable and versatile living space. Ideally situated within a short walk of both the town centre and the picturesque beachfront, this property boasts ample parking, a garage, and a super wrap-around fully enclosed rear garden.

This generously proportioned detached residence, believed to have been constructed in the 1970s, features flexible accommodation, including an entrance porch, hallway, living room, conservatory, two sizable double bedrooms, bathroom, and a well-appointed kitchen.

Additional advantages include gas central heating, UPVC double-glazed windows. Externally, there's a private driveway with parking for at least four vehicles leading to a detached garage with additional workshop area to the rear.

This property is situated in a popular area, just a short walk from the seafront and the town centre of Burnham on Sea, a vibrant hub with various shops, banks, coffee shops, restaurants, and a beautiful beachfront esplanade. The area also offers a range of recreational amenities, including a Championship Golf Course, a heated indoor swimming pool and gymnasium, a bowls club, and a tennis club. Easy access to Junction 22 of the M5 motorway, approximately 2 miles from the town centre, provides excellent commuting links to Bristol, Taunton, and beyond. The neighbouring town of Highbridge boasts a mainline railway station, and Bristol Airport is approximately 20 miles away.

## FEATURES

- Detached Bungalow
- Two Double Bedrooms
- Conservatory
- Wrap-Around Rear Gardens
- Garage & Workshop
- Driveway Parking for 3 vehicles
- EPC - D
- Freehold
- Council Tax Band - C



## ROOM DESCRIPTIONS

### Accommodation

PORCH with side aspect double glazed UPVC door. Door leading through to:

#### ENTRANCE HALL:

Ceiling light point. Access to loft. Coving to the ceiling. Power point. Door to cupboard containing the Worcester gas boiler.

#### KITCHEN: 10' 7" x 8' (3.23m x 2.44m)

Full range of wood fronted eye and base level units with granite effect worksurface. One & a quarter bowl stainless steel sink unit. Beko cooker. Freezer, fridge & washing machine are included in the sale. Double glazed window to front aspect.

#### LOUNGE: 16' 11" x 13' 8" (5.16m x 4.17m )

Front aspect & side aspect UPVC double glazed window. Ceiling light point. Living flame gas fire. Coving to the ceiling. Television point. Ample power points. Telephone point.

#### BEDROOM 1: 12' 8" x 10' 10" (3.86m x 3.3m )

Rear aspect sliding double glazed doors to the Conservatory. Ceiling light point. Fitted wardrobes. Door to airing cupboard.

#### BEDROOM 2: 11' 6" x 9' 6" (3.51m x 2.9m )

Double glazed window, radiator, fitted wardrobes. Ceiling light point. Coving to the ceiling.

#### BATH ROOM: 6' 4" x 5' 5" (1.93m x 1.65m )

Side aspect double glazed UPVC frosted window. White suite consisting panel bath with Mira Jump electric shower, Low level w.c. Pedestal wash hand basin. Heated towel rail.

#### CONSERVATORY: 11' 10" x 11' 3" (3.61m x 3.43m )

UPVC construction with double glazed windows & roof with sun blinds. Twin doors leading to rear garden. Power points.

### OUTSIDE

The rear garden is a real feature of the sale & wraps around the property. Fully enclosed by high wooden fence, containing shed, greenhouse, pergola with vine and mostly laid to lawn with shrub border. Pond. Side access via gate.

A driveway suitable for two/three cars leading to a GARAGE with up and over door with power & light plus a useful workshop to the rear measuring over 7 metres in length. Wooden gates to front of driveway providing extra security for pets etc.

The front of the property also has a hardstanding area suitable for mobile home storage

### 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+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		
	EU Directive 2002/91/EC	