

Guide Price  
£419,950  
Freehold





Boniface Walk, Burnham-on-Sea, Somerset TA8 1RE



### Features

- Two spacious reception rooms
- Impeccable design
- 4-bedroom detached house
- Generously sized bedrooms
- Two modern bathrooms
- Contemporary appeal
- Ample space for entertaining
- Excellent investment opportunity

## Summary of Property

A MODERN 4 BEDROOM DETACHED HOUSE SITUATED WITHIN THE POPULAR PRIORY GARDENS DEVELOPMENT CLOSE TO THE TOWN CENTRE AMENITIES

The Property: Entrance Canopy, Hall, Cloakroom, Lounge, Dining Room, Conservatory, Breakfast-Kitchen, Utility Room, Landing, Master Bedroom with En-Suite Shower Room, 3 Further Bedrooms, Family Bathroom, Gas Central Heating, Double Glazing, Brick Paved Front Area Providing Parking leading to Garage and Rear Garden with Timber Garden Shed and Aluminium Framed Greenhouse.

Situation: This modern detached 4 bedroom detached house is situated towards the head of a small cul-de-sac within the popular Priory Gardens development, conveniently close to the town centre amenities and a choice of schools, shops and wide range of sporting and leisure facilities. For the commuter, Junction 22 of the M5 at Edithmead is approximately 2 miles distant. There is a mainline railway station at nearby Highbridge.

Construction: The property, built by Bryant Homes, has the benefit of UPVC double glazed windows installed in 2011. There is a double glazed conservatory to the rear with French doors leading to the enclosed, southerly facing garden. The property offers parking for 3 vehicles together with a garage (currently divided to provide an office space).

Mains Water, Electricity, Gas and Drainage. Council Tax Band E : Cost for 2024/25 - £2,750.57

# Room Descriptions

## ACCOMMODATION

### Entrance Canopy

Outside light and water tap. Maintenance free double glazed entrance door to:-

### Hall

With radiator, laminate flooring and built in storage cupboard also with key pad for the alarm system.

### Cloakroom

White suite comprising low level W.C and vanity wash hand basin with cupboards under. Tiled splash-back, radiator and double glazed window.

### Lounge: 4.26m x 3.54m / 14' 0 x 11' 7

Double glazed bay window. Fireplace with marble insert and hearth ornamental surround and fitted living flame effect gas fire. Double radiator and 2 double glazed side aspect windows.

### Dining Room: 2.90m x 2.75m / 9' 6 x 9' 0

Laminate flooring, radiator, double glazed double doors with double glazed side panels to:-

### Conservatory: 5.01m x 3.51m / 16' 5 x 11' 6

Dwarf brick walling and double glazed windows and french doors to the decking area and rear garden. Polycarbonate roof, tiled floor, ceiling mounted light/fan fitment, door off to office/garage.

### Breakfast Kitchen: 3.63m x 2.90m / 11' 11 x 9' 6

Inset 1¼ bowl single drainer sink unit and integrated dishwasher. Range of worktops with drawer and cupboard base units, wall mounted cupboards and breakfast bar. Radiator, tiling to surrounds, double glazed window overlooking rear garden, Fitted 4 ring gas hob with "Zanussi" double oven under and cooker hood above. Opening to:-

### Utility Room: 2.08m x 1.45m / 6' 10 x 4' 9

Inset single drainer sink unit with mixer tap and cupboards under, worktops with plumbing & space for washing machine. Range of wall mounted cupboards. Part tiled walls, wall mounted "Worcester" gas fired boiler for central heating and hot water. UPVC double glazed door to side path.

### Landing

Airing cupboard with radiator. Loft access with ladder.

### Master Bedroom: 3.68m x 3.64m / 12' 1 x 11' 11

Dual aspect double glazed windows. Radiator and 2 built-in double wardrobes. Door to En-Suite:

### En-Suite Shower-Room: 2.08m x 1.45m / 6' 10 x 4' 9

A white suite with shower cubicle with shower fitting and glazed screen, pedestal wash hand basin, low-level W.C, radiator, double glazed window with obscure glass, electric shaver point, extractor fan and heated towel rail.

### Bedroom: 2.97m x 2.95m / 9' 9 x 9' 8

Radiator, double glazed window to rear aspect and built-in double wardrobe.

### Bedroom: 2.86m x 2.54m / 9' 5 x 8' 4 - excluding door recess

Radiator and double glazed window to rear aspect. Access to roof eaves storage space.

### Bedroom: 2.57m x 2.08m / 8' 5 x 6' 10 - excluding door recess

Double glazed window to front aspect and radiator.

### Bathroom

White suite comprising panelled bath with mixer shower fitting and shower unit over with glazed screen. Pedestal wash hand basin, low-level W.C, double glazed window, radiator, tiling to surrounds, electric shaver point and extractor fan.

### Outside

To the front, the whole is brick paved providing additional parking and double width parking with access to the:-

### GARAGE: 2.55m x 2.33m / 8' 4 x 7' 8

Up-and-over door. Currently divided to provide an office space - 2.75m x 2.55m, (9' 0 x 8' 4) and door leading to the Conservatory.

### Rear Garden

Is Southernly facing with timber decked area, paved patio for alfresco dining and mature shrubs. Side access gate, garden shed and greenhouse.

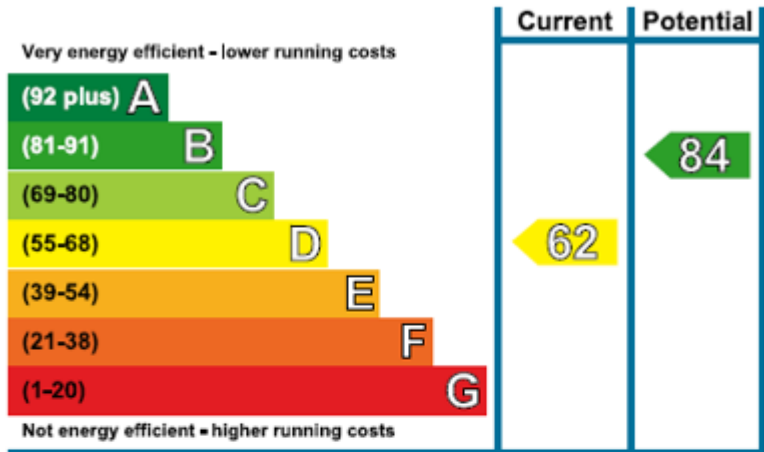


# Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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## Energy Efficiency Rating



<b>Local Authority</b> Somerset (Sedgemoor)	<b>Council Tax</b> Band Annual Price: £2,750.57
<b>Conservation Area</b> No	<b>Flood Risk</b> Low
<b>Floor Area</b> 1,044ft <sup>2</sup> / 97 m <sup>2</sup>	<b>Plot Size</b> 0.07
<b>Mobile Coverage</b> EE ● Vodafone ● Three ● O2 ●	<b>Broadband</b> Basic 17 Mbps Superfast 287 Mbps Ultrafast 1000 Mbps
<b>Satellite / Fibre TV Availability</b>	
BT	✓
Sky	✓
Virgin	X