

£229,950
Freehold





Stone Road, Burnham-on-Sea, Somerset TA8 1JU



Features

- Tastefully decorated neutral tones
- Spacious double bedroom
- Garage and parking facilities
- Built-in wardrobes
- Conservatory with garden view
- Close to public transport
- Nearby schools and amenities
- Peaceful environment
- Two bedroom semi-detached property
- Fantastic investment opportunity
- Large side garden
- Potential to expand subject to planning

Summary of Property

Presenting this semi-detached property for sale, tastefully decorated in neutral tones, making it a perfect canvas to create your own personal haven. The property boasts two bedrooms, both equipped with built-in wardrobes. The first bedroom is a spacious double, offering plenty of room for relaxation.

The property features a single bathroom that has been thoughtfully designed with a heated towel rail, electric shower over the bath, providing both comfort and practicality.

The kitchen is a homely space fitted with a breakfast bar, ideal for quick meals or socialising. A door from the kitchen leads directly to a conservatory, providing an additional space to unwind and enjoy the view of your garden.

The property benefits from a single reception room, making it a cosy space for family gatherings or entertaining guests. An additional attraction is the presence of a garage and parking facilities, ensuring ample space for vehicles.

Situated in an ideal location, the property is conveniently close to public transport links, schools, local amenities, and green spaces. It stands in a peaceful environment and is part of a strong local community. The area also offers walking and cycling routes for the outdoor enthusiasts.

This property is ideal for families, couples, and sharers alike, making it an excellent investment or a dream home. With its unique features and prime location, this property is a gem not to be missed.

EPC: TBC

Somerset Council Tax Band: B - £1,750.37 for 2024/25

Room Descriptions

ACCOMMODATION

ENTRANCE CANOPY

UPVC entrance door to:

HALL:

Radiator and smoke detector

SITTING ROOM 15'6" max. into bay 13'7" min. x 13'0" max. 9'8" min.

Double glazed bay window overlooking front, understairs cupboard, coved ceiling, wall lights, radiator. Door to:

KITCHEN/DINER 12'9" x 7'9" (3.89m x 2.36m)

Single drainer sink unit with mixer tap. Range of base, wall and drawer units and fitted breakfast bar. Fitted 'Lamona' electric 4-ring hob, cooker hood and fitted oven. Integrated refrigerator. Radiator and double glazed window. 'Worcester' gas-fired boiler providing domestic hot water and central heating.

CONSERVATORY 11'2" x 7'7" (3.4m x 2.31m)

Double glazed windows with polycarbonate roof. Plumbing for automatic washing machine. Double glazed sliding patio door to the Rear Garden.

FIRST FLOOR

LANDING

Access to roof space via loft hatch, built-in airing cupboard. Access to the insulated loft space.

BEDROOM ONE 9'8" x 9'5" (2.95m x 2.87m)

Double glazed window overlooking front, deep built-in wardrobe with mirror fronted sliding doors, radiator.

BEDROOM TWO 8'8" x 6'4" (2.64m x 1.93m)

Double glazed window overlooking rear garden with views towards the Mendips in the distance, built-in wardrobe with mirror fronted sliding doors, radiator.

BATHROOM

Refitted suite comprising: low level WC, pedestal wash hand basin, panelled bath with electric shower over, tiling to splash back areas, shower curtain and rail, shaver point, extractor fan, radiator, double glazed frosted window.

OUTSIDE

To the FRONT of the property is a shingled area with pathway leading to the entrance door, PARKING SPACE leading to a gate leads into the SIDE and REAR gardens measuring approximately 80ft. in length, mostly walled with large areas of lawn and patio, etc. There would appear to be room to extend the property subject to Planning Permission.

GARAGE 17'6" x 8'8" (5.33m x 2.64m)

Up and over door, side personal door.

Location

Burnham on Sea is a popular seaside resort offering a wealth of activities to suit every taste. The town offers excellent office facilities with shops, banks, building societies, library, theatre, medical centre and cottage hospital. There are a wealth of leisure facilities including the indoor heated swimming pool, Burnham and Berrow Championship Golf Links and a Sports Centre at King Alfred School. There are also tennis, bowls and cricket clubs along with numerous other societies and associations. For the commuter, the M5 motorway junction 22 is at Edithmead and the nearest railway links can be found at the market town of Highbridge.



Floorplan

GROUND FLOOR

1ST FLOOR



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 as to their operability or efficiency can be given.
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Material Information

Utilities Services:

Mains Water, Gas, Electricity & Drainage are Connected

Flood Risk:

<https://flood-map-for-planning.service.gov.uk/>

Broadband & Mobile Signal:

For an indication of specific speeds and supply or coverage in the area, we recommend potential Buyers use:-

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Planning Applications:

https://sdc.somerset.gov.uk/planning_online