



Material Information	
Local Authority	(Sedgemoor) Somerset
Council Tax Band & Fee	Band C
Energy Performance Rating	Awaited
Rights and Restrictions	
Electricity	Mains connected
Heating	Gas Central Heating
Water	Mains connected
Sewage	Mains Connected
Broadband	Yes
Type:	FTTP
Mobile Coverage (info from Signalcheck.com)	O2 EE Vodafone Three
Speed Capacity (info from Openreach)	Basic 21 Mbps Superfast 76 Mbps Ultrafast FF 1600 Mbps
Floor Area:	1,237 ft ²
Plot Size:	0.10 Acres
TV Availability	Satellite / Fibre
BT Virgin	Sky
Risks	
Flooded in last 5 years	No - Annual Low Risk
Flood defences	Seafront
Source of flood	Surface Water - flash flooding
Sea	No
Planning Permission & Development Proposals	
Details: N/A	
Property Accessibility & Adaptations	
Details: N/A - level access	
Building Safety	
Details: N/A	
N.B. - Please be advised that the information above is provided to us from the Vendor of the property and information acquired by A&F and is supplied to the best of our knowledge.	



Guide Price
£365,000
Freehold

Berrow Road, Burnham-on-Sea, Somerset TA8 2JF
3 Bedroom Semi-Detached House



This charming three-bedroom semi-detached house is situated in a highly desirable area to the north of Burnham-on-Sea, offering a fantastic blend of comfort, style, and practicality. Perfectly positioned for families and professionals alike, the property boasts spacious accommodation with a welcoming atmosphere throughout. The ground floor features a large and bright lounge, providing an ideal space for relaxation and entertaining. At the heart of the home is the luxurious kitchen/diner, which is well-equipped with modern appliances and offers ample space for family meals. French doors open onto the expansive mature rear garden, creating a seamless flow between indoor and outdoor living. Upstairs, you'll find three well-proportioned bedrooms, each offering flexibility for a range of uses, from family rooms to home offices. The contemporary bathroom is beautifully finished with high-quality fixtures. The property's rear garden is a standout feature, offering a large, mature space perfect for outdoor activities, gardening, or simply enjoying the fresh air. The garden offers significant potential for future improvements or extensions, subject to planning permission. Located in a highly sought-after neighbourhood, this property is conveniently close to local amenities, reputable schools, and transport links, making it a perfect choice for families and individuals looking for a home in a tranquil yet accessible location. With its ideal combination of comfort, charm, and potential, this semi-detached house presents a wonderful opportunity to create a home in one of Burnham-on-Sea's most popular areas.

EPC: TBC

Somerset Council Tax: C - £2,000.42 for 2024/25



- Luxury kitchen/diner with modern appliances and ample space for family meals.
- Contemporary bathroom with high-quality fixtures and finishes.
- Large mature rear garden ideal for outdoor activities and gardening.
- Well-proportioned bedrooms offering flexibility for family or home office use.
- French doors leading from the kitchen/diner to the rear garden, enhancing indoor-outdoor living.
- Excellent transport links, making commuting to nearby areas convenient and straightforward.

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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Entrance Porch:

Featuring two stunning stained glass doors leading to the:

Entrance Hall:

Entrance Hall - A warm and welcoming space with solid wood flooring, an understairs storage cupboard, and stairs rising to the first floor. The hallway also includes a radiator and additional coat hooks for convenience.

Lounge - 4.24 x 3.63 (13'10" x 11'10")

A bright and airy living room with a double glazed bay window to the front, offering plenty of natural light. The room also includes a television point, a feature fire surround with a gas fire, and ample space for comfortable seating arrangements.

Kitchen/Diner - 5.69 x 4.85 maximum (18'8" x 15'10" maximum)

This impressive kitchen/diner is fitted with a comprehensive range of floor and wall units, incorporating a Belfast sink with feature wood block work surfaces over. The dual fuel stainless steel cooker range with extractor hood over is perfect for home chefs. The central island unit provides additional storage and workspace. The room is enhanced by recessed spotlights, solid wood flooring, and integrated appliances, including an American-style fridge/freezer, a dishwasher, and additional storage solutions. A bay window to the rear and an additional side window provide plenty of natural light. A door leads to:

Rear Porch - 3 x 1.63 (9'10" x 5'4")

This practical rear porch houses a cupboard containing the combination gas boiler that supplies hot water and radiators throughout the home. Another cupboard offers plumbing for an automatic washing machine with shelving above. The porch also features windows to the side and rear, along with a part-glazed door leading outside to the rear garden.

Cloakroom

A handy cloakroom with a high level wc and small hand basin, ideal for guests.

First Floor Landing

A feature stained glass window to the side adds charm and character. The landing provides access to the roof space via a loft hatch, offering additional storage potential.

Bedroom 1 - 4.24 x 3.63 (13'10" x 11'10")

A generously sized double bedroom with a double glazed window to the front. The room offers ample space for wardrobes and other furniture.

Bedroom 2 - 4.22 x 3.25 (13'10" x 10'7")

Another spacious double bedroom featuring a double glazed bay window to the rear, overlooking the beautiful garden.

Bedroom 3 - 3.53 x 2.54 maximum (11'6" x 8'3" maximum)

This versatile third bedroom has a double glazed window to the front, making it suitable as a child's room, guest room, or home office.

Bathroom - 3.86 x 2.26 (12'7" x 7'4")

A luxurious bathroom fitted with a modern suite comprising a panelled bath with side taps, a pedestal wash hand basin, and a close coupled wc. The walk-in wet room-style shower area has fully tiled walls and is ideal for those preferring a shower option. Additional features include recessed spotlights, an extractor fan, a stainless steel heated towel rail, and obscure double glazed windows to both the side and rear.

Outside - Front

To the front of the property is a spacious area laid to Charstock, providing ample off-street parking for multiple vehicles. The front area is well-maintained and enhances the overall curb appeal of the property.

There is a double side access gate with joint rights of way with your neighbour.

Outside - Rear Garden

The rear garden is a standout feature of this property, measuring in excess of 100ft in length. It is beautifully maintained with mature bushes, trees, and shrubs, and is mainly laid to lawn, offering a peaceful retreat and ample space for outdoor activities. There is a large metal shed providing excellent storage solutions, as well as a spacious summer house with double doors, two windows, electric points, and carpeted flooring, making it a versatile space for work or relaxation. Adjacent to the summer house is a bar area featuring curtain walls, power points, and outdoor electrical outlets, perfect for entertaining guests. The garden also includes a patio area leading to the lawn, creating a seamless flow between indoor and outdoor living. A hot tub is also available and is negotiable with the sale. Both the summer house and the bar area come furnished, with the furnishings being negotiable, providing a ready-to-use outdoor entertaining space.

Location

Situated on the very north side of the town of Burnham-on-Sea, this property is approximately one and a half miles from the town centre. It is also within easy walking distance of the beach and the championship golf course at Burnham and Berrow, making it an ideal location for outdoor enthusiasts.

The nearby M5 junction 22 at Edithmead is just over three miles away, providing excellent access to key destinations, including Bristol, Taunton, Exeter, and the M4 corridor. There is a mainline railway link at Highbridge, approximately three miles away, offering further transport options.

