



Price Guide  
£375,000  
Freehold

Maple Drive, Burnham-on-Sea, Somerset TA8 1DH  
3 Bedroom Terraced House





Pleasantly situated in the popular Steart area of Burnham on Sea, this modern terraced residence offers deceptively spacious and well balanced accommodation, ideal for families or those seeking flexible living space close to the town centre and seafront. The property has gas under floor heating and double glazed throughout and It has been extended to the front and rear creating an extensive open plan lounge diner, kitchen and study area

This bright and welcoming space benefits from Bifold doors that extend across the entire back wall opening directly onto the southerly facing rear garden has been attractively landscaped in a Japanese style, featuring a veranda, large pond, slate chippings, bamboo planting and a variety of mature shrubs, creating a peaceful and private outdoor retreat. The Bifold doors allow excellent natural light and a seamless indoor outdoor flow with further storage space. An electric fire set within a brick chimney breast provides a striking focal point, while the kitchen area offers back wall cupboard area, shelves, sink space. A work surfaces and under stairs storage. The ground floor also includes an entrance hall with oak door and feature glazing, along with a cloakroom fitted with a white suite. To the first floor, the landing gives access to three well proportioned bedrooms, along with a shower room with gas fired boiler and washing machine and separate WC. The shower room is fitted with a modern white suite.

Outside, the property enjoys a concrete driveway providing off road parking for two and access to a single garage with power and lighting and mains water tap.

EPC Rating: C - (02/04/2032)

Somerset Council Tax Band: B - £1,905.64 for 2025/26



- Southerly facing landscaped garden
- Japanese style garden design
- Driveway and single garage
- Double glazed throughout
- Popular Steart area location
- Three double bedrooms
- Easy access to Burnham-on-Sea, Bridgwater and the M5 motorway
- Close to amenities & local transport links
- Bi-Folding Doors to the garden







**Construction:**

Built of brick and block cavity walls. This house is well insulated and has been extended to the rear and as such provides excellent living space. The property benefits from double glazing and gas fired central heating.

**Accommodation:**

**Accom Hall: 1.25m x 1.91m (4' 1" x 6' 3")**

With oak entrance door with four small double glazed feature panels. Niche coat hooks and bench.

**Cloakroom:**

With white suite comprising low level WC, pedestal hand wash basin, double glazed window, slate tiled flooring.

**Open Plan Lounge Diner With Kitchen: 6.55m x 10.03m (21' 6" x 32' 11")**

This is a large open plan area which provides spacious living and enjoys double glazed Bifold doors that extend across the entire back wall with to the rear garden which opens the room up to the character garden and also allows good natural light into the room. Kitchen having 2 double floor units and work surfaces. extensive cupboards, shelving and extractor hood.

**Landing: 3.33m x 3.70m (10' 11" x 12' 2")**

With linen cupboard.

**Double Bedroom One: 3.67m x 3.05m (12' 0" x 10' 0")**

with double glazed window throughout.

**Double Bedroom Two: 3.64m x 3.28m (11' 11" x 10' 9")**

with double glazed window throughout and coved ceiling.

**Double Bedroom Three: 3.63m x 2.40m (11' 11" x 7' 10")**

with two double glazed throughout windows.

**Shower Room: 1.61m x 1.66m (5' 3" x 5' 5")**

With white suite comprising shower cubicle housing a Mira shower, pedestal hand wash basin, double glazed window, heated towel rail and Baxi gas fired boiler. Plumed in automatic washing machine.

**WC: 1.07m x 1.91m (3' 6" x 6' 3")**

With white low level WC, corner hand wash basin and double glazed window.

**Outside:**

Concrete driveway providing 2 parking spaces and leading to single garage with up-and-over door and electric light and power and outside mains tap. Paved pathway to the front of the house. The southerly facing rear garden has been very attractively laid out in a Japanese style, having a spacious veranda, large pond, slate chippings, bamboos and various trees and shrubs. Further storage area with garden shed.

**Location:**

Maple Drive is situated within the highly regarded Steart area of Burnham on Sea, a well established residential location popular with families and those seeking convenient access to the town centre and coastline. The property is positioned approximately two hundred yards from the seafront, offering easy access to the promenade and beach, while Burnham on Sea High Street is around four hundred yards away, providing a wide range of shops, supermarkets, cafes, public houses and everyday amenities.

The area is well served by local schools, churches, medical facilities and leisure amenities, including the library, cinema and nearby coastal walks. Highbridge town centre and mainline railway station are also within easy reach, providing direct rail links to Bristol, London and beyond.

For commuters, Junction 22 of the M5 motorway is readily accessible, offering convenient travel to Bristol, the South West, the Midlands and the South East. Burnham on Sea and the surrounding area continue to be highly sought after for their blend of coastal living, strong community feel and excellent transport links, making Maple Drive an ideal location for both permanent residence and investment.







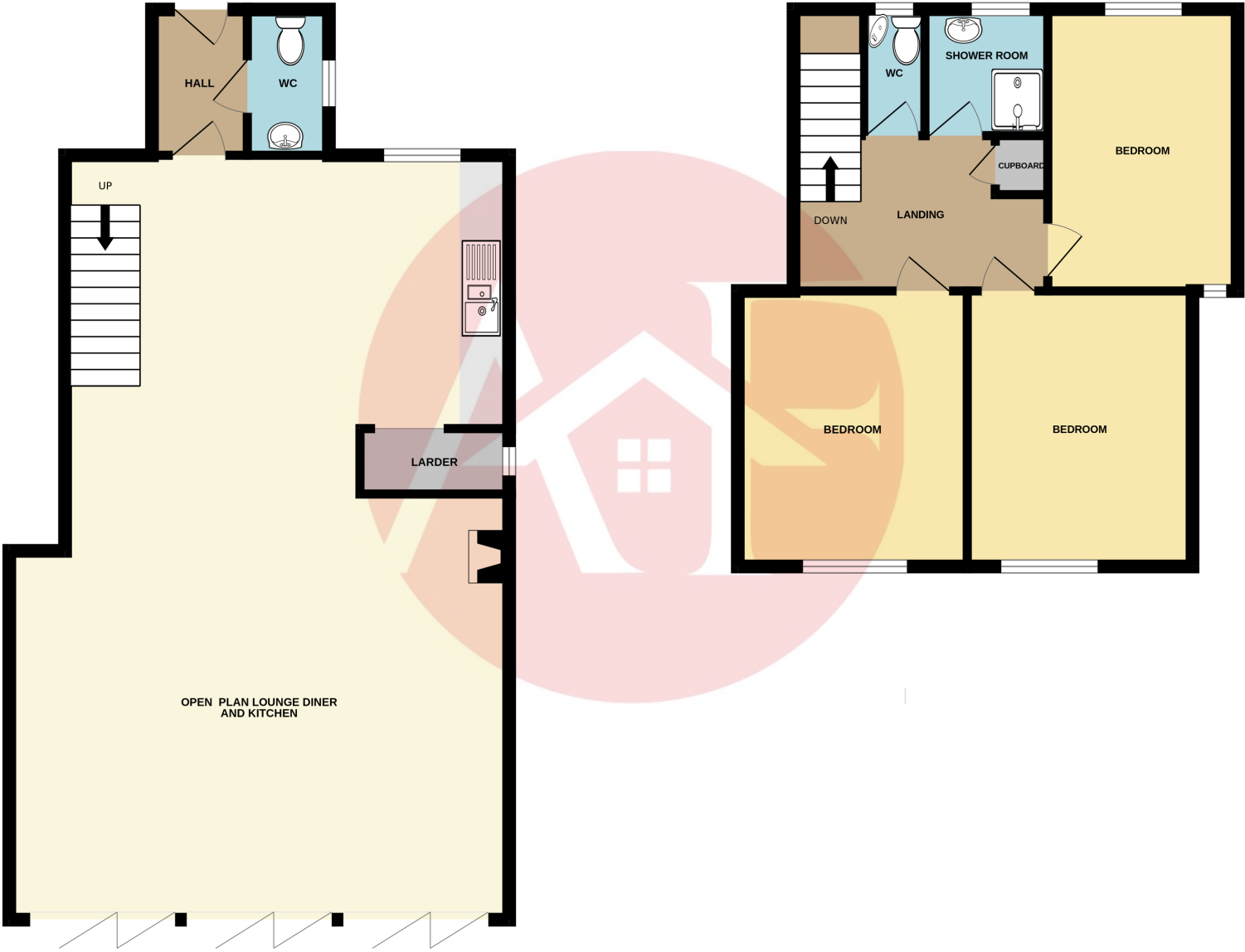




GROUND FLOOR

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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1ST FLOOR





Building Safety

Non Reported

Mobile Signal

Ofcom predicts coverage, nPerf shows real-world signal

Construction Type

Standard Construction

Existing Planning Permission

Non reported

Coalfield or Mining

Non Reported

Council Tax: Band B

Council Tax: Rate 1905.64

Parking Types: Driveway.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Level access.

Flooding Sources: None.

Has the property been flooded in last 5 years? No

Flooding Sources: None.

Any flood defences at the property? No

Any risk of coastal erosion? No

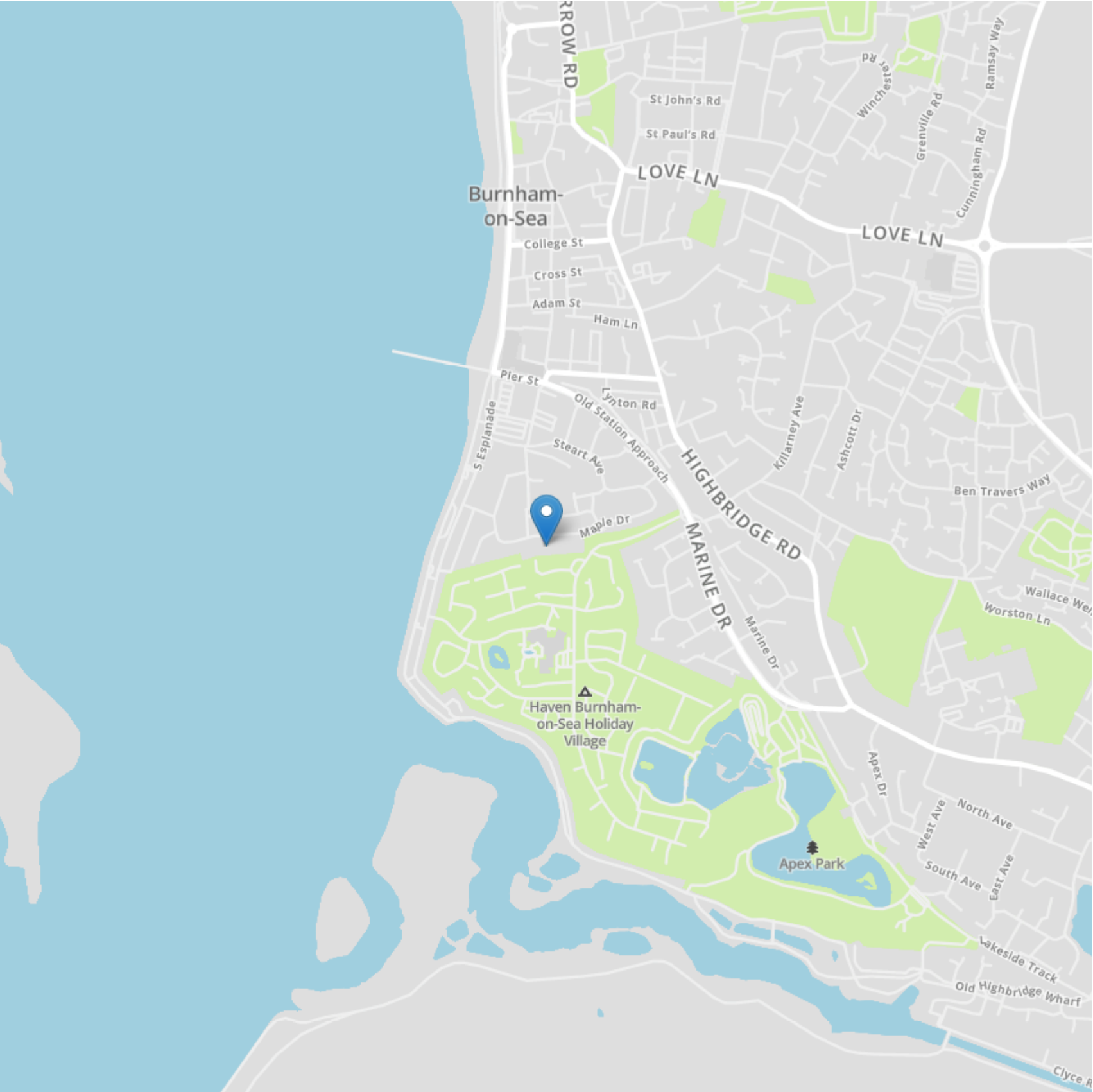
Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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