

Guide Price  
£374,000  
Freehold



**Woodfield Close, Burnham-on-Sea, TA8 1QL**  
**4 Bedrooms, Detached House**

- Four Bedroom Detached
- Peaceful Cul-De-Sac Location
- Direct School Access
- Spacious Front-To-Back Lounge
- Separate Dining Room

- Ensuite To Main
- Modern Family Bathroom
- Large Enclosed Garden
- Garage And Driveway
- Walk To Seafront



**Building Safety**  
Non Reported

**Mobile Signal**  
Ofcom shows predicted mobile coverage,  
nPerf shows real-world signal strength.

**Construction Type**  
Standard Construction

**Existing Planning Permission**  
Non Reported

**Coalfield or Mining**  
Non Reported

**EPC Rating:** D (65)  
**Council Tax:** Band D  
**Council Tax:** Rate 2450.11  
**Parking Types:** Driveway.  
**Heating Sources:** Gas Central.  
**Electricity Supply:** Mains Supply.  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**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

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