

Guide Price
£380,000
Freehold





Sidmouth Close, Burnham-on-Sea, Somerset TA8 2SX



Features

- Spacious extended home
- Quiet Westfield cul-de-sac
- Large rear sitting room
- Flexible ground-floor bedroom
- Modern family bathroom suite
- Wide multi-vehicle driveway
- Enclosed landscaped rear garden
- Double-glazed throughout property
- Useful prefabricated garden room
- Close to town amenities

Summary of Property

Situated in a quiet cul-de-sac on the desirable Westfield estate, this extended residence offers spacious, flexible accommodation ideal for families, couples or anyone seeking a well-maintained home close to local amenities. The property is positioned approximately one mile from Burnham-on-Sea town centre and around half a mile from the seafront, giving easy access to supermarkets, doctors, cafés, Apex Park, the Golf Club and further attractions. Excellent transport links include the M5 (J22) at Edithmead and a mainline railway station at Highbridge.

Built by respected local developers Stanley Stone Ltd, the home features brick and block cavity construction with double-glazed windows and doors, gas central heating, fascia/soffit replacements and LVT flooring throughout. The accommodation is generous and well planned, beginning with a welcoming entrance hallway leading to a good-sized lounge with coved ceiling, built-in storage and front aspect windows. The kitchen is equally spacious with twin-bowl sink, larder cupboard and excellent workspace. An extended sitting room to the rear provides a superb second reception area with patio doors opening onto the rear garden.

The ground floor also includes a versatile bedroom with proposed wet room, suitable for use as a fourth bedroom, office, hobby room or annexe potential. Upstairs are three additional bedrooms, each with double-glazed windows and radiators, along with a family bathroom fitted with a white suite and storage.

Outside, the home benefits from a wide tarmac driveway offering parking for several vehicles. The front garden is laid to lawn, while the rear garden is laid to paved patio and Astro turf, in addition to a useful prefabricated outbuilding ideal as a studio, workspace or hobby room.

Room Descriptions

Situation:

Standing in a cul-de-sac on the popular Westfield estate and being approximately one mile from the town centre and around half a mile from the seafront. Burnham-on-Sea offers supermarkets, doctors, pubs, restaurants, schooling and nearby attractions such as Apex Park and the Golf Club. Access to the M5 motorway (Junction 22) at Edithmead. Mainline railway station available at Highbridge.

Construction:

Built by local firm Stanley Stone Limited of brick and block cavity construction. The property features tiled flooring, gas central heating, double glazed windows and doors, fascia and soffits, and cavity wall insulation. The property has been extended at the rear and also the garage has been converted to a fourth bedroom. The house has been interestingly enhanced by the present owners who have filled the house with considerable character. Works include rustic panelling to the walls and flooring is LVT throughout the home. In the rear garden is a pre-fabricated building which is ideal for the purposes of working from home or for use as a hobby room.

Accommodation:

Entrance Hallway:

Double glazed entrance door, double glazed windows, radiator and tiled flooring.

Lounge: 4.82m x 4.25m (15' 10" x 13' 11")

With double glazed windows, radiator, coved ceiling, built-in cupboards and LVT flooring.

Open-Plan Kitchen and Sitting Room: 5.71m x 7.26m (max) (18' 9" x 23' 10" (max))

The property features a superb open-plan kitchen and sitting room, creating a bright, modern and highly sociable space ideal for everyday living and entertaining. The kitchen area is well-designed, offering excellent workspace with a twin-bowl sink unit, built-in larder cupboard, ample storage and practical work surfaces. It's a comfortable, functional area that connects seamlessly with the sitting room, allowing cooking and socialising to blend effortlessly.

The sitting room extends the full depth of the property and enjoys a fantastic sense of space, enhanced by double-glazed windows and patio doors opening directly onto the rear garden. This brings in plenty of natural light and makes the room feel instantly warm and inviting. Finished with coved ceiling detail, radiator and attractive LVT flooring, the room works perfectly as a relaxing lounge area, family seating zone or an ideal place to host guests.

Ground Floor Bedroom: 5.04m x 2.46m (16' 6" x 8' 1")

With double glazed windows, heated towel rail, LVT flooring, and incorporated proposed wet room.

Landing:

With linen cupboard, LVT flooring and access to the insulated roof space.

Bedroom: 3.85m x 2.55m (12' 8" x 8' 4")

With double glazed window, radiator, coved ceiling, open-fronted wardrobe and LVT flooring.

Bedroom:

With double glazed window, radiator, coved ceiling, and six spot lights and LVT flooring.

Bedroom:

With radiator, double glazed windows, coved ceiling and LVT flooring.

Bathroom:

White suite comprising paneled bath, having a shower over shower rail and curtain, low level WC, hand wash basin, radiator, coved ceiling and double glazed window.

Outside:

Tarmac driveway providing parking for several vehicles. The front garden is laid to lawn. The rear garden is laid to paved patio and astro turf. Two log stores. Additional piece of ground as vegetable garden and log storage.

Garden Building:

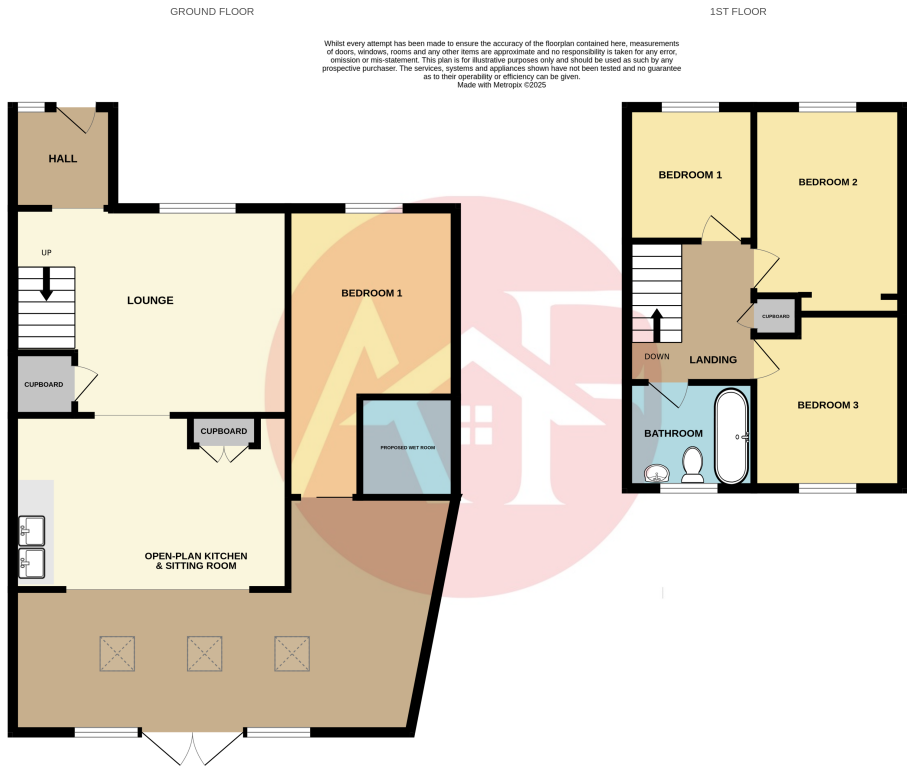
With fluorescent strip light and power, stainless steel sink with instantaneous water heater and wood laminate flooring.

Services:

Mains electricity, gas, water and drainage are connected. Central heating and domestic hot water via gas boiler. Gas fire in lounge.



Floorplan



Material Information
Council Tax Band & Charge for Current Year
Band: D £2,450.11 2025/26
EPC Rating & Date Carried Out
EPC: C – 12/11/2025
Building Safety Issues
Non-Reported
Mobile Signal
Ofcom Mobile Coverage Checker Provides official indoor and outdoor coverage predictions across all major UK networks www.ofcom.org.uk
nPerf Mobile Coverage Map Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data. www.nperf.com
Mast Data Mobile Mast Summary Shows mast locations and coverage details for each mobile provider across the UK www.mastdata.com
Construction Type
Standard Construction
Existing Planning Permission
No Applications Currently Registered
Coalfield or Mining
N/A
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