



Guide Price
£475,000
Freehold

Golf Links Road, Burnham-on-Sea, Somerset TA8 2PW
3 Bedroom Detached House



This beautifully presented and extensively renovated detached home is situated in the highly desirable Golf Links Road area of Burnham on Sea, offering spacious and versatile accommodation finished to an impressive modern standard. The current owners have undertaken a comprehensive renovation programme which has significantly improved both the layout and specification of the property.

The ground floor has been redesigned to create a superb open plan living environment with walls removed to form a flowing layout between the lounge, dining area and kitchen. This creates a bright and sociable space ideal for both everyday living and entertaining. The property now benefits from a stylish fitted kitchen with integrated appliances together with generous preparation areas and direct access to the dining space.

From here double doors open to the rear garden allowing the indoor and outdoor spaces to blend seamlessly. A bespoke fireplace with log burner forms an attractive focal point within the lounge area creating a warm and welcoming atmosphere.

The ground floor also benefits from a cloakroom, entrance area with seating and coat storage together with a renovated laundry room positioned to the rear of the garage. Upstairs the property continues to impress with three well proportioned bedrooms including a particularly spacious principal bedroom with en suite bathroom. The entire first floor has been reconfigured with new walls and the principal bedroom has been sound insulated to create a quiet and comfortable retreat.

Further improvements include all new electrical and plumbing systems, new bathrooms, engineered oak flooring to the ground floor and vinyl click flooring to the first floor. Externally the property benefits from a landscaped rear garden with slate patio, pergolas and lawn areas together with driveway parking and garage.

EPC Rating: C - (03/03/2026)

Somerset Council Band: D - £2,570.24 for 2026/27



- Superb open plan ground floor
- Stylish kitchen with integrated appliances
- Principal bedroom with en suite
- Engineered oak flooring ground floor
- Vinyl click flooring first floor
- Landscaped rear garden with pergolas
- Part garage with electric door access
- Bespoke fireplace with log burner
- Fully rewired and replumbed throughout



Entrance Hall

Welcoming entrance space with seating area and glazed panels allowing natural light to flow into the hallway.

Cloakroom 1.51m x 0.82m

Fitted with WC, corner wash basin and mirrored cabinet with side aspect window providing natural light.

Lounge Area 6.65m x 4.32m

A spacious main reception area forming part of the impressive open plan ground floor layout. The room benefits from double opening patio doors to the front together with a bespoke fireplace with log burner and built in log storage creating a striking focal point.

Dining Room Area 2.69m x 6.65m

Positioned to the rear of the property with double folding doors opening to the garden. The space comfortably accommodates a large dining table and chairs making it ideal for entertaining.

Kitchen Area Approx. 3.00m x 6.65m

Modern fitted kitchen with a comprehensive range of high gloss cabinets and drawers together with integrated appliances including fridge freezer, microwave and dishwasher. A large range style cooker with extractor hood sits within the main kitchen area while a large rear window provides plenty of natural light.

Laundry Room 2.21m x 2.08m

Located to the rear of the garage and fitted with additional storage cupboards together with integrated washing machine and tumble dryer and Belfast sink. Door and window provide access to the rear garden.

First Floor Landing

A spacious multifunctional landing area with sliding doors to large storage cupboards. Two Velux roof windows allow natural light to flood the space and doors lead to a Juliet balcony creating a dual aspect feel. With access to all bedrooms, shower room, storage and loft.

Master Bedroom 3.83m x 3.35m

A generous super king bedroom with rear aspect window and fitted storage. The room has been sound insulated to provide a quiet and comfortable sleeping environment and benefits from direct access to the en suite.

En Suite 2.31m x 2.02m

Contemporary bathroom suite comprising free standing bath, WC and vanity unit with bowl sink together with side aspect window.

Bedroom Two 3.62m x 2.94m

A spacious king size bedroom with front aspect window and wall mounted radiator.

Bedroom Three 3.35m x 2.59m approx.

A good sized double bedroom with front aspect window and radiator.

Family Bathroom 2.59m x 1.60m approx.

Modern bathroom fitted with large walk in shower with half glass screen and rainfall shower head together with wash basin set on wooden shelf with cloak style bowl sink and WC.

Part Garage

Attached garage with electric door and has been split to accommodate the laundry room to the rear.

Rear Garden

The rear garden has been attractively landscaped with slate slab patio running the length of the house together with raised areas featuring pergolas. The remainder of the garden is mainly laid to lawn with shrub and rockery borders together with a garden shed and gated side access.

Front Garden

Driveway providing off road parking and access to the garage. Bark finished areas provide additional practical storage including bin storage.

Location

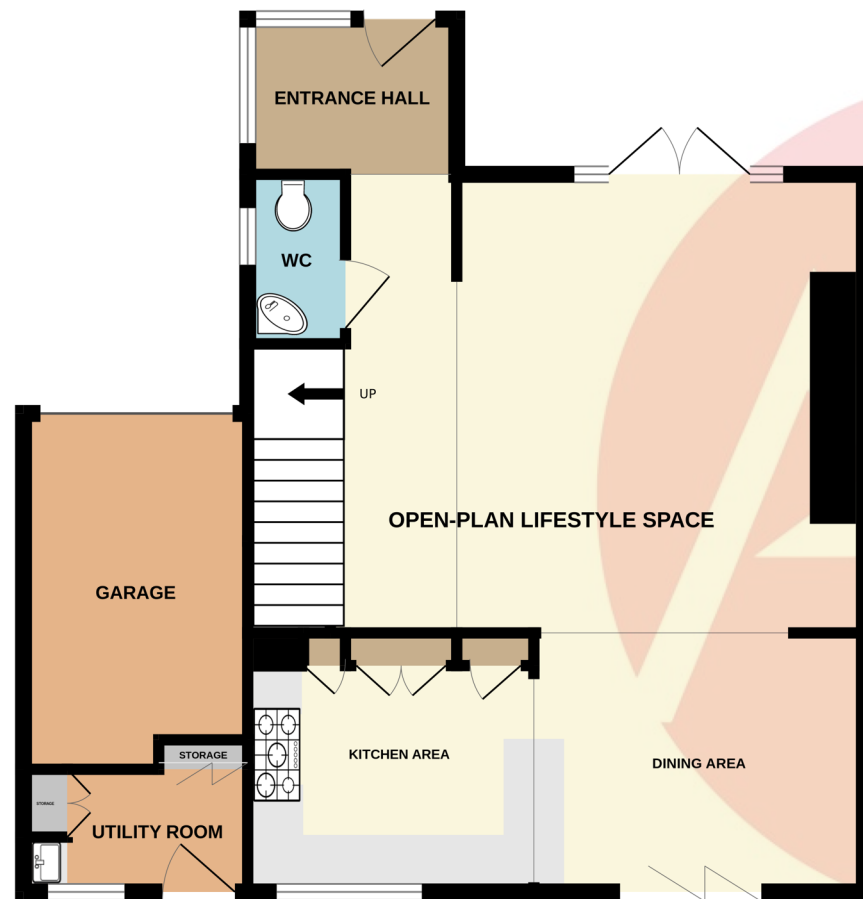
Golf Links Road is widely regarded as one of Burnham on Sea’s most desirable residential locations positioned close to Burnham and Berrow Golf Club and within easy reach of the beach and coastal walks.

Burnham on Sea town centre is within convenient distance offering a range of shops, cafes, restaurants and supermarkets together with a traditional sea front and pier. The nearby village of Berrow provides further local amenities while the M5 motorway at Junction 22 offers excellent commuting links to Bristol, Taunton and the wider South West.





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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Building Safety

Non Reported

Mobile Signal

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

Construction Type

Standard Construction

Coalfield or Mining

Non Reported

Council Tax: Band D

Council Tax: Rate 2570.24

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

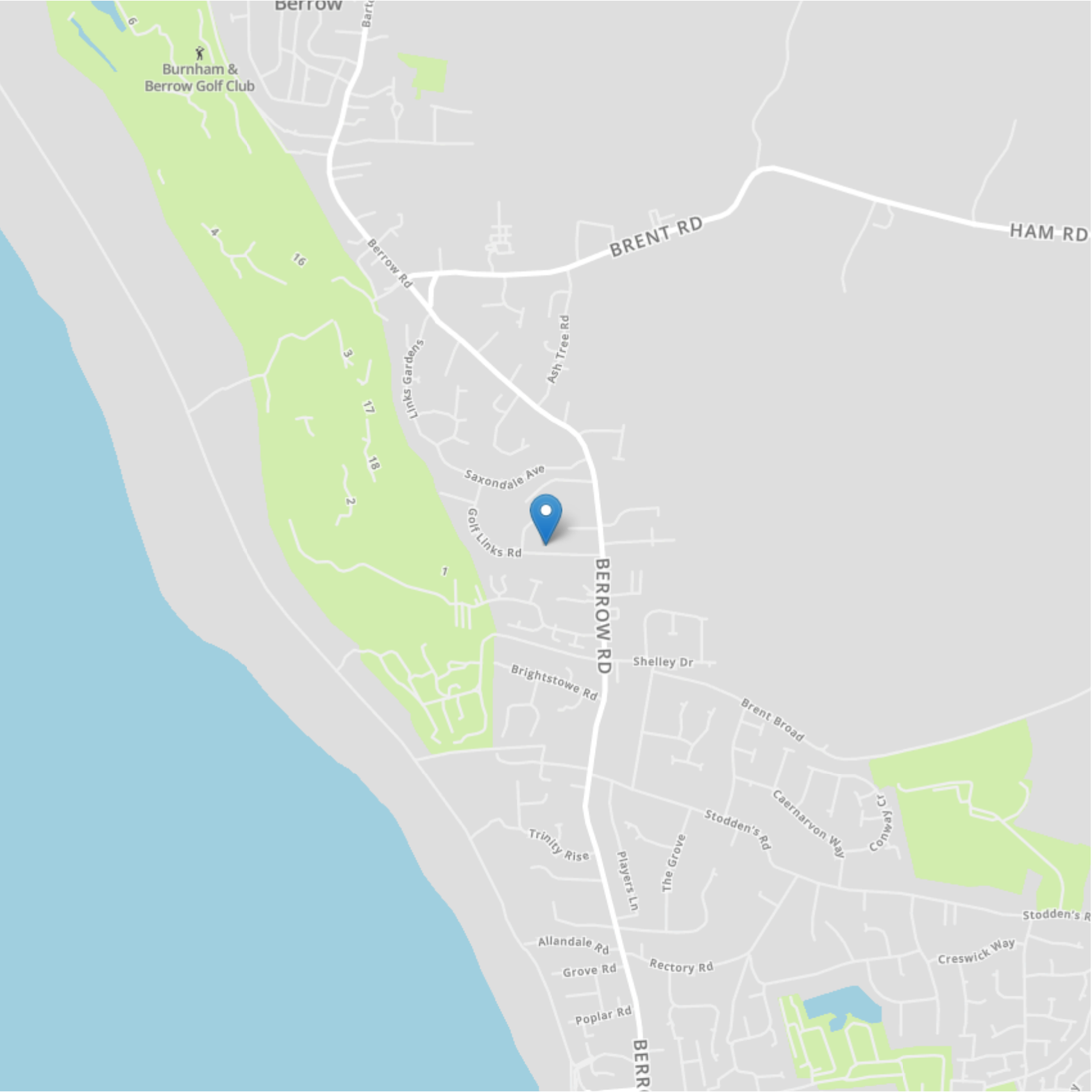
Is the property listed? No

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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