

Maple Drive, Burnham-on-Sea, Somerset. TA8 1DQ

£320,000 Freehold

FOR SALE



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ESTATE AGENTS

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PROPERTY DESCRIPTION

House Fox Estate Agents present this charming two-bedroom detached bungalow, offering a spacious, adaptable and versatile living space. Ideally situated within a short walk of both the town centre and the picturesque beachfront, this property boasts ample parking, a garage, and an enclosed garden. Of particular note - It's also available with no onward chain complications.

This generously proportioned detached residence, believed to have been constructed in the 1970s, features flexible accommodation, including an entrance porch, hallway, living room, conservatory, two sizable double bedrooms, a wet/shower room, a well-appointed kitchen and a useful loft room accessible via a pull-down ladder, perfect for potential conversion into a full first-floor living space.

Additional advantages include gas central heating, UPVC double-glazed windows. Externally, there's a private driveway with parking for at least four vehicles leading to an integrated garage. The rear of the property offers a manageable enclosed garden complete with a timber store shed.

This property is situated in a popular area, just a short walk from the seafront and the town centre of Burnham on Sea, a vibrant hub with various shops, banks, coffee shops, restaurants, and a beautiful beachfront esplanade. The area also offers a range of recreational amenities, including a Championship Golf Course, a heated indoor swimming pool and gymnasium, a bowls club, and a tennis club. Easy access to Junction 22 of the M5 motorway, approximately 2 miles from the town centre, provides excellent commuting links to Bristol, Taunton, and beyond. The neighbouring town of Highbridge boasts a mainline railway station, and Bristol Airport is approximately 20 miles away.

FEATURES

- Detached Bungalow
- Two Double Bedrooms
- Wet/Shower Room
- Large Conservatory to Rear
- Loft Room With Potential
- Garage & driveway parking
- No Chain Complications
- Popular Area close to Seafront & Town Centre
- EPC - TBA
- Council Tax - Band C
- Freehold



ROOM DESCRIPTIONS

Hall

'L' shape Hallway with obscure double glazed front door, Wood laminate flooring, meter cupboard, radiator. Loft access with pull down ladder. Storage cupboard.

Living Room

Wood laminate flooring, radiator, extra wide twin double glazed sliding patio doors opening to Conservatory.

Conservatory

Fabulous modern Conservatory with double glazed windows over a dwarf wall & glass double glazed roof with blinds. Twin wall lights, large radiator for all year use. Tiled floor. Double glazed patio doors opening to rear garden.

Kitchen/Diner

Double glazed window to front aspect. Range of gloss white base & eye level units with wood block worksurface & feature tiled splash-backs. One & a half bowl stainless steel sink & drainer, space for cooker, washing machine. Tile effect flooring. Ample space for a dining table & chairs. Off the Kitchen is a rear Hallway with doors to garage & rear garden plus a front facing enclosed lobby with secondary upvc door to the front.

Bedroom One

Rear facing double glazed window, radiator, wood laminate flooring.

Bedroom Two

Front facing double glazed window, radiator, wood laminate flooring.

Wet/Shower Room

With twin doors for wheelchair access, walk-in shower, WC & pedestal wash hand basin. Fully tiled walls & waterproofed flooring, obscure double glazed window, radiator.

Loft Room

Three Velux windows providing ample natural light. Boarded with power & light. Accessed by wooden pull-down ladder from Hall. Good head-height & with a Dormer extension & appropriate permissions this area could make an excellent primary bedroom with en-suite, as neighbouring properties have already done.

Outside

The rear garden is a manageable size with small paved patio, garden shed, lawned area with concrete path & flower bed running the width of the property. Side gated access. Offering a good degree of privacy.

The front garden has been laid to block paving and offers parking for a number of vehicles.

Garage

Up & over door, power & light, rear window, Internal door to rear Hall.

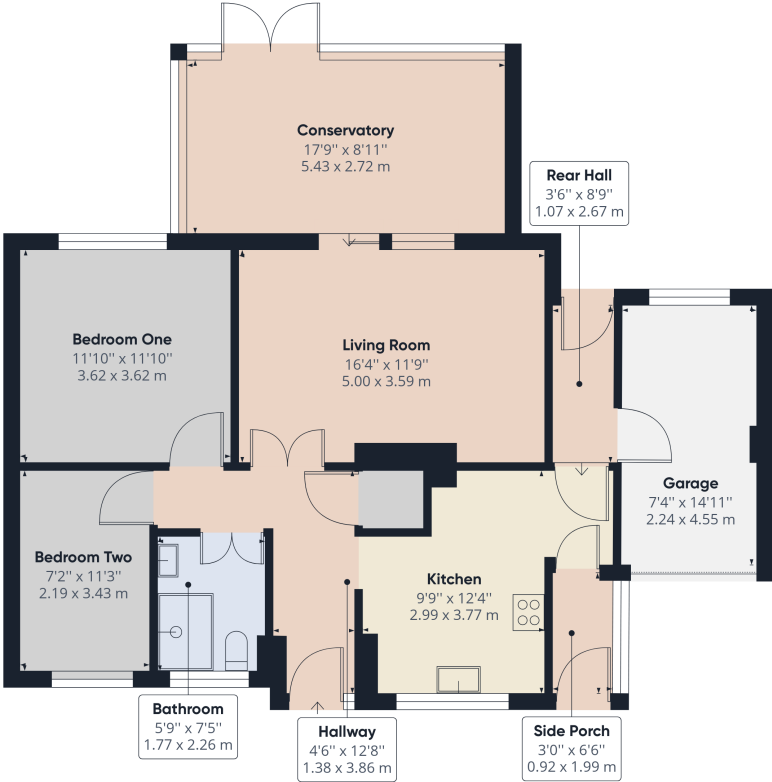
Agents Note

All approximate room measurements are shown on the attached floorplan.

PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property



FLOORPLAN & EPC



Approximate total area⁽¹⁾
1019.97 ft²
94.76 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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