

Guide Price
£285,000
Freehold





Features

- Semi-detached property in peaceful location
- Neutrally decorated throughout
- Spacious reception rooms with fireplace
- Kitchen with ample storage
- Three bedrooms with built-in wardrobes
- Bathroom with built-in storage and vanity
- Garden with garage and parking
- Strong local community and walking/cycling routes
- Desirable location near schools and amenities
- Brand New 'Ideal' Gas Combi Boiler fitted May 2023
- Mains Electricity, Gas, Water and Drainage are connected
- EPC: D67
- Council Tax Band: C

Summary of Property

Located in a peaceful and quiet area, this neutrally decorated semi-detached property is perfect for families and couples looking for a comfortable home. With strong local community ties, this property offers a strong sense of belonging and community spirit. Burnham-on-Sea town centre provides various shipping facilities together with other amenities including churches, schools, library, cinema, doctors surgery, hospital, hotels restaurant and public houses. Access to the M5 Junction 22 of the M5 at Edithmead. Mainline railway station in Highbridge.

This spacious, neutrally decorated semi-detached property boasts a lounge, cloakroom, open plan kitchen and dining room, conservatory, three bedrooms and bathroom to the first floor. With a fully enclosed rear garden, garage and driveway. Additionally, the property benefits from having full UPVC double-glazing and to ensure energy efficiency the loft insulation was upgraded in 2023. Burnham-on-Sea town centre provides various shipping facilities together with other amenities including churches, schools, library, cinema, doctors surgery, hospital, hotels restaurant and public houses. Access to the M5 Junction 22 at Edithmead. Mainline railway station in Highbridge.

Freehold, Vacant Possession on Completion.

Somerset (Sedgemoor) District Council, Tax Band C - £2,000.42 for 2024/25

Room Descriptions

THE PROPERTY

Entrance Hall, Lounge, Cloakroom, Kitchen, Dining Room, Conservatory, Landing, 3 Bedrooms, Bathroom, Gas Central Heating (Brand New 'Ideal' gas combination boiler fitted in May 2023, located in the Garage), Double Glazing, Rear Garden with Stone Pond & Shed, Chippings Driveway & Garage.

Entrance Hall

Approached via uPVC door

Cloakroom

Comprising a wc, vanity wash hand basin and small side aspect window.

Lounge - (12' 8" x 14' 3" (3.88m x 4.35m))

A large, well-proportioned, light and airy room tastefully decorated and beautifully presented. With gas fire and marble surround, under stairs storage cupboard and window to front aspect.

Kitchen - (10'2 x 6'10 (3.11m x 3.03m))

Good sized with a range of white finished wall, base units and drawers, space for undercounter fridge, freezer and stand alone cooker with extractor over. Rear aspect window. Open plan archway through to family dining room.

Dining Room - (10'2 x 9'1 (3.11m x 2.77m))

Good sized room which would accommodate six to eight seater table and chairs with sliding door into the conservatory.

Conservatory - 2.54m x 3.43m (8' 4" x 11' 3")

Splendid additional living/family space this substantial and well-built conservatory benefits from being fully carpeted with radiator and wall lights. Patio doors lead out onto the rear garden.

Landing

Door to Linen cupboard and loft access. Ceiling lights, smoke detector.

Bedroom One - (9' 4" x 12' 5" (2.86m x 3.80m))

Front facing double glazed window. Large four door wardrobe with shelving and hanging rails. Coving and radiator.

Bedroom Two - (9' 1" x 9' 7" (2.78m x 2.92m))

Rear facing double glazed window, space for bed with fitted wardrobes and overhead cupboard unit. Radiator.

Bedroom Three - (6' 3" x 10' 9" (1.92m x 3.29m))

Front facing double glazed window, 3/4 height storage cupboard, radiator.

Bathroom

Comprises vanity unit with wc and wash hand basin, panel bath with system fed shower, shaver point and a rear aspect window.

OUTSIDE

The Front of the Property is laid to chippings for driveway with parking for several cars. Access to the garage by a roller door.

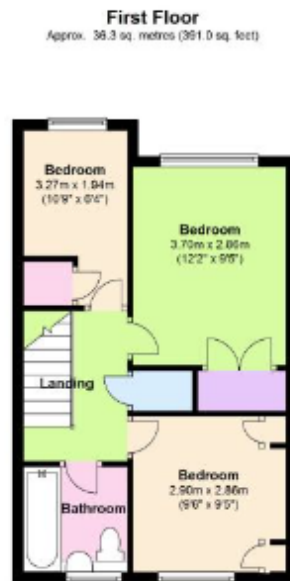
To the rear is a good size level garden with secure fencing and affording privacy as not overlooked. The garden has mostly been laid to lawn with additional paved and stone chipped areas. Various flower beds with a number of maturing shrubs. Small stone pond, shed and paved area to side of conservatory perfect for outdoor seating and BBQ's. Outside tap, security lighting, door to Garage.

Garage (17' 4" x 8' 10" (5.297m x 2.71m))

Roller door, power and light with storage above. Brand New 'Ideal' gas combination boiler installed May 2023.



Floorplan



Total area: approx. 97.8 sq. metres (1053.1 sq. feet)

Material Information

Utilities Services:

Mains Water, Gas, Electricity & Drainage are Connected

Flood Risk:

<https://flood-map-for-planning.service.gov.uk/>

Broadband & Mobile Signal:

For an indication of specific speeds and supply or coverage in the area, we recommend potential Buyers use:-

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Planning Applications:

https://sdc.somerset.gov.uk/planning_online

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		