

Offers Over
£170,000
Freehold





Features

- Sought-after cul-de-sac location
- Low maintenance rear garden
- Two allocated parking spaces
- Double glazed throughout property
- Gas fired central heating
- Modern fitted kitchen units
- Updated white bathroom suite
- Spacious double bedroom upstairs
- Walking distance to amenities
- Ideal first-time purchase or investor

Summary of Property

This well-maintained one bedroom terraced house is tucked away in a desirable cul-de-sac just north of Burnham-on-Sea town centre. The location offers easy access to a wide variety of everyday amenities, including shops, supermarkets, cafes, and medical facilities.

For leisure, residents are within easy reach of the local golf club, tennis club, bowls club, and scenic coastal walks. Ideal for first-time buyers, investors, or those seeking a low-maintenance home near the sea, the property is of traditional cavity wall construction and features PVCu double glazed windows and gas-fired central heating. Inside, the accommodation includes a cosy front lounge with double glazed window and staircase to the first floor.

The kitchen is fitted with attractive pine-fronted units, an integrated fridge, a fitted oven and hob with extractor, space and plumbing for a washing machine, and a door to the rear garden. The first floor offers a double bedroom with built-in wardrobe, and a refitted bathroom complete with white suite including bath, basin, and W.C. Outside, the property enjoys a private, enclosed rear garden laid mainly to gravel for ease of upkeep, with a timber garden shed and pedestrian access to the rear.

Two allocated parking spaces are provided nearby. The M5 motorway at Junction 22 (Edithmead) is just two miles away, giving excellent commuter links to Bristol, Taunton, and further afield. An internal viewing is highly recommended by the Sole Agents.

Room Descriptions

Accommodation:

ENTRANCE HALL:

Opening through to:

LOUNGE: 4.00 x 3.31 (13'1" x 10'10")

Double glazed window to front aspect, coved ceiling, double radiator, TV aerial point, folding door to staircase. Door to:

KITCHEN: 4.00 x 2.00 (13'1" x 6'7")

Fitted with a range of pine-fronted units including an inset sink with cupboard below, base and wall-mounted storage, integrated fridge, and a fitted 'Homark' oven with gas hob and extractor. Plumbing and space for washing machine. Wall-mounted 'Worcester Bosch' combination boiler. Breakfast bar worktop. Double glazed window to rear aspect and door leading to the garden. Built-in cupboard.

FIRST FLOOR:

LANDING:

Double glazed window, dado rail, roof access, airing cupboard with storage.

BEDROOM: 4.00 x 2.69 (13'1" x 8'10")

Front-facing double glazed window, double radiator, and built-in wardrobe.

BATHROOM: 1.97 x 1.97 (6'6" x 6'6")

Fitted with a white suite comprising panelled bath with hand shower, pedestal wash basin, low-level W.C., wall tiling, radiator, and double glazed window.

OUTSIDE:

To the front is a small level lawn with a path to the front door. The rear garden is enclosed and laid mainly to gravel for ease of upkeep, with a timber garden shed and pedestrian gate giving access to a rear path leading to the allocated parking area.

DIRECTIONS:

From the offices of Abbott & Frost in College Street, proceed into Oxford Street, turning left at the junction. At the roundabout by the Esso filling station, follow Manor Road onto Berrow Road. After approx. 1 mile, turn right into Stoddens Road, then left into Balmoral Drive, first right into Caernarvon Way, and then left into Pembroke Close. The property will be found near the end of the cul-de-sac.

AGENTS NOTES:

SERVICES: Mains electricity, gas, water, and drainage are connected.

TENURE: Freehold – Vacant possession on completion.

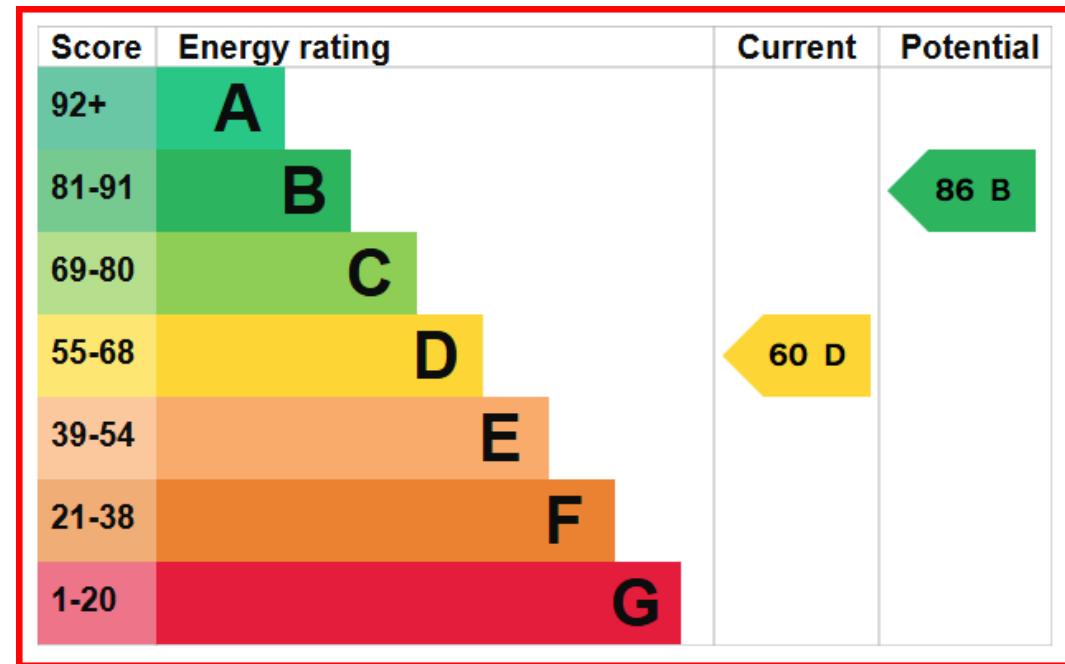
COUNCIL TAX BAND: A (Somerset Council)



Floorplan



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 equipment have not been tested and no guarantee as to their operability or efficiency can be given.
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