

Guide Price
£205,000
Freehold





Features

- Cottage Style Property
- Excellent public transport links
- Council Tax Band B
- Ideal for first time buyers or investors
- Low-maintenance private garden
- Built around 1800s
- Needs modernisation
- No onward chain
- Ideal project property
- Ground floor bathroom

Summary of Property

Situated on Berrow Road, this mid-terrace cottage dates back to the 1800's and offers an opportunity for buyers looking for a property they can update and improve to their own taste. The property requires modernisation throughout but provides character and potential for the right buyer. The ground floor comprises a lounge to the front with feature fireplace, a kitchen with stairs to the first floor, a ground floor bathroom and a conservatory to the rear providing access to the garden. The property also benefits from two off-road parking spaces. The layout is typical of a cottage of this age, with practical living space but scope for improvement and reconfiguration if required.

Upstairs, the property offers two bedrooms, however the layout is unusual as Bedroom Two is accessed via Bedroom One and the walk-in wardrobe, creating a Jack and Jill style arrangement. This will not suit every buyer and should be considered when viewing. The ceilings upstairs are also lower than average, which is again typical for a property of this age. Outside, there is a low maintenance rear garden designed for ease of upkeep along with a front garden area.

Overall, the property would suit buyers looking for a project, investment purchase or an affordable cottage with character that they can modernise over time. With the right improvements, the property has the potential to become a comfortable and characterful home in a convenient location with access to Burnham-on-Sea, Bridgwater and the M5.

Room Descriptions

Lounge: 3.74m x 3.41m (12' 3" x 11' 2")

Front aspect lounge with window to the front. Feature fireplace. Good size main living room but would benefit from updating and redecoration. Flooring already fitted but the room would improve with modernisation. Ceiling height typical for a cottage of this age.

Kitchen: 3.6m x 1.9m (11' 10" x 6' 3")

Narrow galley style kitchen with window looking into the conservatory. Range of fitted units with worktops, inset sink, electric oven and gas hob. Space and plumbing for slimline washing machine. Under stairs storage area. Quarry tiled floor and beamed ceiling. Functional but dated and would benefit from replacement at some stage.

Bathroom: 1.63m x 2.18m (5' 4" x 7' 2")

Ground floor bathroom comprising bath with shower over, WC and wash hand basin. Tiled walls and floor. Cupboard housing gas combination boiler. The bathroom is usable but dated and most buyers would likely look to update.

Conservatory: 2.00m x 3.00m (6' 7" x 9' 10")

Conservatory to the rear providing extra ground floor space and access to the garden. Useful additional area that could be used as a dining area, utility space or sitting area. Leads directly out to the rear garden.

Bedroom One: 3.36m x 3.00m (11' 0" x 9' 10")

Main bedroom with window to the front. Reasonable size double room. Door leading through to dressing room / walk in wardrobe and access through to Bedroom Two, creating a Jack and Jill style layout. Low ceiling height typical of an older cottage.

Walk in Wardrobe: 2.64m x 1.87m (8' 8" x 6' 2")

Walk in wardrobe/dressing area with fitted storage and hanging space. This room also acts as the access

through to Bedroom Two, so it is part of the upstairs walk through layout rather than a completely separate room.

Bedroom Two: 1.95m x 2.74m (6' 5" x 9' 0")

Single bedroom accessed via Bedroom One / dressing room. Suitable as a single bedroom, nursery or office. Sloping ceilings and limited head height in parts, so the room is smaller than average and the layout will not suit everyone.

Garden:

The rear garden is designed for low maintenance and is mainly laid to decking and decorative stone, providing space for outside seating and potted plants. The garden is enclosed by fencing and offers a private outdoor area that can be enjoyed without requiring significant upkeep. To the rear of the garden there is a useful garden shed providing storage for tools, bikes or outdoor equipment. Beyond the shed there is a rear access gate leading to a rear service lane, which is particularly useful for bin access, bicycles and general access without needing to go through the property. Overall, the garden is not large but is practical and easy to maintain, making it suitable for buyers looking for outside space without the upkeep of a large garden.

Location:

Situated on Berrow Road, the property is conveniently located for access to Burnham on Sea town centre, the seafront and local amenities. There are nearby shops, schools and public transport links within easy reach, making the property suitable for buyers who need to commute or want access to everyday facilities. The property is well positioned for access to Bridgwater and the M5 motorway, making it a practical location for those travelling for work. There are also regular bus routes running nearby. Burnham on Sea offers a range of shopping facilities, supermarkets, cafes, restaurants and leisure facilities along with its well known seafront and beach. Overall, this is a convenient and accessible location rather than a quiet village setting, making it ideal for buyers looking for good access to town and transport links.



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 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

Existing Planning Permission

Non Reported

Coalfield or Mining

Non Reported

Council Tax: Band B

Council Tax: Rate 1999.07

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

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