

Guide Price  
£230,000  
Freehold





## Features

- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- LOFT ROOM WITH SUN BALCONY
- CONSERVATORY / SUN ROOM
- LARGE MATURE REAR GARDEN
- VIEWS OVER BRENT KNOLL
- CHARACTERFUL LATE VICTORIAN COTTAGE
- CONVENIENT LOCATION CLOSE TO TOWN & SEA FRONT
- FREEHOLD

## Summary of Property

This attractive late-Victorian mid-terraced cottage offers a surprising amount of space, a generous garden, and plenty of character throughout. Positioned in a small, established terrace set back from the road, the property is ideally located just a short stroll from Burnham-on-Sea town centre, Tesco superstore, and the seafront — making it perfect for those who value convenience without compromising on charm.

Inside, the accommodation includes two spacious reception rooms, a fitted kitchen, and a bright conservatory/sun room overlooking the rear garden. Upstairs are two well-proportioned double bedrooms and a bathroom. From the first floor, a staircase leads to a converted loft room — an incredibly useful bonus space ideal as a home office, hobby room or guest bedroom.

The loft room also benefits from access to a private sun balcony with superb rooftop views across the town and out towards Brent Knoll. Outside, the property enjoys a mature front garden and a particularly long, enclosed rear garden that is well-stocked and full of potential.

There is a paved patio, lawn, greenhouse, garden shed, and rear gate access. The home benefits from gas central heating, double glazing, and a Freehold tenure. While parking is not allocated, on-street parking is typically available directly outside. With its character features, extended living space, and fantastic location, this is a rare opportunity to purchase a versatile home that would suit a range of buyers — from first-time purchasers to downsizers, or anyone seeking a home with personality close to town.

# Room Descriptions

## Entrance Hallway:

A welcoming entrance via a paved garden path, opening into a hallway that sets the tone with its traditional character. It provides access to both reception rooms, kitchen and stairs to the first floor, offering a natural flow through the ground floor living space.

## Living Room: 3.31m x 4.02m (10' 10" x 13' 2")

Positioned at the front of the home, this comfortable and light-filled living space features a large window overlooking the mature front garden. With space for a full suite of furniture, it makes an ideal spot to unwind and relax. Its charming cottage feel is enhanced by its proportions and the connection to the dining room.

## Dining Room: 3.25m x 3.68m (10' 8" x 12' 1")

Centrally located and ideal for entertaining, the dining room comfortably accommodates a full-sized dining table and storage units. It's an adaptable space — perfect for formal dining, family meals, or even a combined workspace — and links conveniently to the kitchen and conservatory beyond.

## Kitchen: 2.27m x 3.96m (7' 5" x 13' 0")

Fitted with a selection of wall and base units and finished in a practical layout, the kitchen offers good worktop space, tiled splashbacks, and room for freestanding appliances. It's perfectly functional as it stands, but also provides potential for future modernisation. A rear door leads directly into the conservatory.

## Conservatory / Sun Room: 2.05m x 5.29m (6' 9" x 17' 4")

A real bonus, this bright and versatile room adds extra living space and enjoys pleasant views over the rear garden. It's ideal as a morning coffee nook, reading space, or even a playroom or plant room. The double aspect windows and glazed roof ensure natural light throughout the day.

## First Floor Landing:

A traditional split landing giving access to both bedrooms and the bathroom, with stairs leading up to the second floor loft room.

## Bedroom One: 5.01m x 3.32m (16' 5" x 10' 11")

A spacious principal double bedroom set to the front of the house. There is ample room for wardrobes, drawers, and other bedroom furniture. The large window brings in excellent light, and the quiet setting offers a peaceful night's sleep.

## Bedroom Two: 3.27m x 3.70m (10' 9" x 12' 2")

Another generously sized double room, overlooking the rear garden. It's currently set up as a guest room, but could easily serve as a child's room or home office. Its position at the back of the house gives it a private, tranquil feel.

## Bathroom: 2.31m x 2.95m (7' 7" x 9' 8")

The bathroom room features a contemporary three piece white suite with a panel bath and shower over, low-level WC, and wash hand basin with vanity storage. Finished with modern tiling and fittings, it's fresh, functional and stylish.

## Loft Room: 4.05m x 4.44m (13' 3" x 14' 7")

Accessed via a fixed staircase from the first floor, the loft room is a real standout feature. It's a spacious and flexible area — ideal as a hobby room, occasional bedroom, or office space. Double doors open onto a delightful sun balcony with rooftop views stretching as far as Brent Knoll, providing a lovely indoor-outdoor connection and a great place to enjoy sunsets or morning coffee.

## Outside:

### Front Garden:

Enclosed and mature, with established shrubs and a pathway to the front door, adding charm and kerb appeal.

### Rear Garden:

A particular feature of the home — the long, well-stocked rear garden is mainly laid to lawn with mature borders, a patio area, timber shed, and outside water tap. A rear access gate leads through a neighbouring garden to a shared right of way, ideal for deliveries or bringing in garden goods.

### Parking:

There is no allocated or registered parking space, however, off-road parking is typically available to the front of the terrace on a first-come basis.

### Location:

Love Lane sits within easy reach of Burnham-on-Sea's full range of amenities, including supermarkets, restaurants, cafes, banks, leisure centres, and the popular seafront and Esplanade.

Junction 22 of the M5 is just 2 miles away, giving excellent access to Bristol, Taunton, and the wider South West. A mainline rail station can be found in nearby Highbridge, and Bristol Airport is approximately 20 miles away.





Material Information	
Council Tax Band & Charge for Current Year	
Band: B	£1,905.64 2025/26
EPC Rating & Date Carried Out	
D – 16/10/2026	
Building Safety Issues	
Non Reported	
Mobile Signal	
<b>Ofcom Mobile Coverage Checker</b> Provides official indoor and outdoor coverage predictions across all major UK networks (EE, O2, Three, Vodafone). <a href="https://www.ofcom.org.uk/mobile-communications/mobile-coverage/mobile-coverage-checker">Ofcom Mobile Coverage Checker</a> provides official predictions for indoor and outdoor coverage across all major UK networks (EE, O2, Three, Vodafone).	
<b>nPerf Mobile Coverage Map</b> Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data. <a href="https://www.nperf.com/en/map/GB/-/signal?ll=20&amp;lg=0&amp;zoom=3">https://www.nperf.com/en/map/GB/-/signal?ll=20&amp;lg=0&amp;zoom=3</a>	
<b>Mast Data Mobile Mast Summary</b> Shows mast locations and coverage details for each mobile provider across the UK <a href="https://mastdata.com/coverage">https://mastdata.com/coverage</a>	
Construction Type	
Standard Construction	
Existing Planning Permission	
No Applications Currently Registered	
Coalfield or Mining	
N/A	
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