



Guide Price
£295,000
Freehold

Creswick Way, Burnham-on-Sea, Somerset TA8 2EH
3 Bedroom Semi-Detached House

Since its purchase in 2018, this three-bedroom semi-detached home has been comprehensively transformed from a property requiring modernisation into a stylish and practical family residence, finished to a consistently high standard.

The current owners have overseen an extensive programme of improvements including a full re-wire, re-plastering, new boiler and radiators, enhanced soundproofing, tasteful décor, and quality new carpets and flooring throughout. The heart of the home is the re-fitted kitchen/dining room, beautifully appointed with cream gloss wall and base units, integrated fridge/freezer and dishwasher, and ample space for family dining. The bright lounge to the front provides a welcoming living area, while the conservatory at the rear extends the living space further and creates a natural link to the garden. Upstairs are three well-proportioned bedrooms together with a modern family bathroom, completing a layout perfectly suited to family life.

Externally, the frontage has been block-paved to provide generous off-road parking. The enclosed rear garden has been thoughtfully designed for both relaxation and recreation, with a large paved patio ideal for entertaining, a level lawn, a raised barked area suitable for play or planting, and a timber shed.

A garage with power, lighting, up-and-over door, and side access offers further storage and practicality. Situated on the sought-after northern side of Burnham-on-Sea, the property enjoys excellent access to the town centre, seafront, and local amenities. For commuters, the M5 (J22) and Highbridge & Burnham station are both within easy reach, making this an ideal base for families and professionals alike.

EPC Rating: C (17/09/2025)

Somerset Council Tax Band: C – £2,177.88 (2025/26)



- Spacious lounge with front aspect
- Stylish cream gloss fitted kitchen
- Integrated fridge/freezer and dishwasher included
- Conservatory opening onto rear garden
- Three bedrooms with modern bathroom
- Generous block-paved driveway parking
- Enclosed garden with patio area
- Garage with power and lighting
- Convenient access to M5 (J22)



Entrance Porch 5'10" x 3'1" (1.78m x 0.94m)

uPVC double glazed construction, creating a useful space for coats and shoes, with obscured door into the hall.

Entrance Hall

A welcoming central hallway with stairs rising to the first floor. Neutral décor and modern flooring set the tone for the finish throughout.

Cloakroom

Conveniently located on the ground floor, fitted with low-level WC and wash hand basin. Obscured side window provides natural light.

Lounge 14'1" x 12'7" (4.29m x 3.84m)

A generous front-facing reception room, flooded with natural light from the large window. Stylishly redecorated, with quality carpeting and space for a range of seating. A comfortable hub for family relaxation.

Opening to:

Kitchen/Dining Room 19'0" x 8'9" (5.79m x 2.67m)

This superbly upgraded space forms the heart of the home. Fitted with a sleek range of cream gloss wall, base, and drawer units, complete with integrated fridge/freezer and dishwasher. Ample work surfaces and a one and a half sink with drainer add practicality, while the layout provides plenty of space for a dining table. Modern flooring and tasteful décor create a contemporary yet welcoming feel. Patio doors open into the conservatory, linking the indoors with the garden.

Conservatory 10'0" x 6'8" (3.05m x 2.03m)

A light and versatile addition, with uPVC glazing on three sides and a tilt-and-turn door leading directly onto the patio. Ideal as a dining extension, playroom, or garden lounge.

First Floor Landing

Spacious landing with access to loft and airing cupboard, plus side-facing

window bringing in natural light.

Bedroom One 14'0" x 10'5" (4.27m x 3.18m)

A generous double bedroom overlooking the front garden, offering ample space for wardrobes and furniture. Newly decorated with plush carpet.

Bedroom Two 11'6" x 8'10" (3.51m x 2.69m)

A second comfortable double bedroom with views over the rear garden. Perfect as a children’s room, guest room, or secondary double.

Bedroom Three 8'3" x 7'11" (2.51m x 2.41m)

A single room with built in single bed and a front aspect. Ideal as a child’s bedroom, nursery, or home office.

Bathroom 7'3" x 5'10" (2.21m x 1.78m)

Fully modernised with a fresh white suite comprising panelled bath with shower over, wash basin, and WC. Stylish tiling, flooring, and fittings create a clean and contemporary finish. Obscured rear window.

Front Garden

Now entirely block-paved to create a smart frontage and generous parking area, in addition there is parking to the side which is capable of accommodating multiple vehicles.

Rear Garden

Fully enclosed and landscaped to provide a versatile and enjoyable outdoor space. A large patio spans the rear of the property, perfect for entertaining and dining outdoors. Beyond, a neat lawn is complemented by a raised barked section, ideal for play equipment or planting. A garden shed provides storage, and a side gate connects to the driveway.

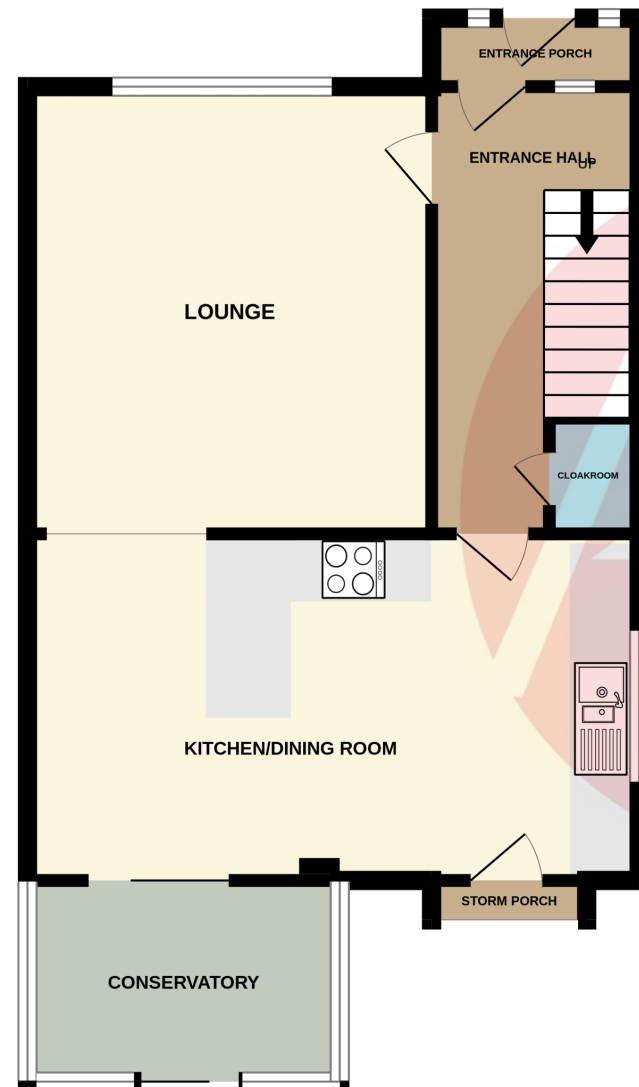
Garage

Single garage with up-and-over front door, power, lighting, and useful side access door. Perfect for storage, workshop use, or secure parking.

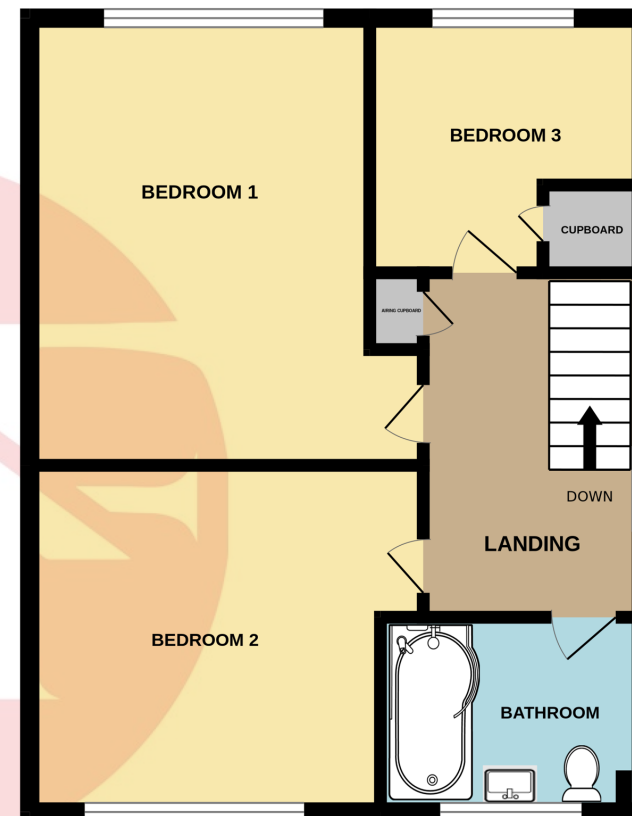




GROUND FLOOR



1ST FLOOR



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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Material Information
Council Tax Band & Charge for Current Year
Band: C £2,177.88 for 2025/26
EPC Rating & Date Carried Out
EPC: D – 14/09/2025
Building Safety Issues
Non Reported
Mobile Signal
Ofcom Mobile Coverage Checker Provides official indoor and outdoor coverage predictions across all major UK networks www.ofcom.org.uk
nPerf Mobile Coverage Map Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data. www.nperf.com
Mast Data Mobile Mast Summary Shows mast locations and coverage details for each mobile provider across the UK www.mastdata.com
Construction Type
Standard Construction
Existing Planning Permission
No Applications Currently Registered
Coalfield or Mining
N/A
Disclaimer: The information provided above has been obtained directly from the sellers or their representatives. While every effort has been made to ensure its accuracy, we cannot guarantee its completeness or reliability and advise interested parties to carry out their own due diligence

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

