

Guide Price  
£349,950  
Freehold







21 Poplar Road, Burnham-on-Sea, Somerset TA8 2HD



### Features

- Quiet location with community
- Neutrally decorated interiors
- Panoramic sea views
- Three bedrooms
- Ideal for walking & cycling
- Garage and parking
- Conservatory with sea views
- No onward chain

## Summary of Property

This charming terraced property, currently on the market, is ideally situated in a quiet location with a strong local community. The property is neutrally decorated, offering a blank canvas for the new owners to make their mark. It comprises of two reception rooms, three bedrooms, a bathroom, and a well-equipped kitchen.

The first reception room is of a good size, boasting a full-width window that allows for ample natural light. Moreover, it provides direct access to a conservatory, creating a perfect blend of indoor and outdoor living. The second reception room is perfect for formal dining or can be used as a family room. The kitchen offers enough space for appliances and features a variety of wall, base units, and drawers with ample worktop space for preparing meals. The bathroom is fitted with a heated towel rail and a three-piece suite with a mixer shower over the bath. The property accommodates three bedrooms, a master bedroom, a double, and a single. The master bedroom, complete with built-in wardrobes and accompanying furniture, offers superb far-reaching views that are truly mesmerising.

One of the property's unique features is the panoramic sea views, which can be enjoyed from various rooms in the house. The property overlooks the Bridgwater Bay to the West Somerset Coast and across the Bristol Channel to South Wales. Additionally, it comes with a garage and parking. This property is an excellent choice for families, couples, those looking to retire, or as an investment opportunity. Its location is ideal for those who enjoy walking, cycling routes, and the beach front. This property represents a unique opportunity to acquire a home in a truly desirable location with unparalleled views.

Mains electricity, gas, water and drainage are connected - Council Tax Band C - £2,177.88 for 2025/26 - EPC 75:C. - Planning link:<https://www.somerset.gov.uk/planning-buildings-and-land/view-and-comment-on-a-planning-application> - Vacant possession on completion

## Room Descriptions

### ACCOMMODATION

#### ENTRANCE PORCH:

UPVC double glazed entrance door, two double glazed windows. Plumbing for an automatic washing machine.

#### HALL:

Double glazed entrance door, radiator, built-in cupboard and understairs cupboard.

#### CLOAKROOM:

Low Level WC, vanity unit with an inset wash hand basin and tiled splash back.

#### LOUNGE: 5.33m x 4.30m / 17' 6 x 14' 1

Double glazed window and double glazed patio door providing access to the Conservatory and also enjoying spectacular views across the Bridgwater Bay. Radiator, coved ceiling and four wall light points.

#### CONSERVATORY: 4.23m x 1.93m / 13' 11 x 6' 4

Enjoying panoramic views across the Bridgwater Bay to the West Somerset Coast and also across the Bristol Channel to South Wales. Double glazed windows, vertical blinds and double glazed French doors to the Front Garden.

#### KITCHEN: 4.25m x 2.42m / 13' 11 x 7' 11

Comprehensive range of base, wall and drawer units with roll tops working surfaces. One and a half bowl single drainer sink unit with mixer tap. Gas and electric cooker points. Part-tiled walls, radiator, built-in cupboard and double glazed window.



### LANDING:

Access to the insulated loft space

#### BEDROOM: 4.30m x 3.69m / 14' 1 x 12' 1

Enjoying superb panoramic coastal sea views. Double glazed window, radiator, three fitted double wardrobes, two chests of drawers, two bedside cabinets and vertical blinds.

#### BEDROOM: 3.34m x 2.40m / 10' 11 x 7' 10

Double glazed window, radiator, built-in cupboard and open-fronted wardrobe.

#### BEDROOM: 3.32m x 1.79m / 10' 11 x 5' 10

Double glazed window and radiator.

### BATHROOM:

Fully tiled, with white suite comprising panelled bath with shower attachment and shower rail, vanity unit with an inset wash hand basin, heated towel rail, tiled floor and extractor fan.

### OUTSIDE:

The Front Garden, which is laid to paved patio with raised flower bed, immediately overlooks the beach and enjoys panoramic views across the sea to the neighbouring coastlines.

### REAR GARDEN:








The Rear Gardens is laid to paved patio and interspaced shrub bushes, with water tap.

## 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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Material information							
Local Authority				Council Tax Band & Fee			
(Sedgemoor) Somerset				Band		C	
				Annual Price		£2,000.42	
Energy Performance Rating						75 C	
Utility Supply			Rights and Restrictions				
Electricity	Mains connected		Private Rights of Way		Ask Agent		
Heating	Gas		Public rights of way		Ask Agent		
Water	Mains connected		Listed Property		No		
Sewage	Mains Connected		Restrictions		Yes - Ask Agent		
Broadband	Yes	Speed Capacity (info from Openreach)		Floor Area:		Plot Size:	
Type:	FTTP	Basic Superfast Ultrafast FF	15 Mbps 77 Mbps 0 Mbps	936 ft <sup>2</sup> 87 m <sup>2</sup>		0.04 Acres	
Mobile Coverage (info from Signalchecker.com)	O2 EE Vodafone Three	   		Satellite / Fibre TV Availability		BT Sky Virgin	  
Risks				Conservation Area			
Flooded in last 5 years		No – Annual Low Risk		No			
Flood defences		Seafront		Coalfield & Mining Area			
Source of flood		Surface Water Sea River Brue		No		Type : N/A	
Planning Permission & Development Proposals							
Details: N/A							
Property Accessibility & Adaptations							
Details: N/A							
Building Safety							
Details: N/A							

N.B. - Please be advised that the information above is provided to us from the Vendor of the property and information acquired by A&F and is supplied to the best of our knowledge.