



GIBBINS RICHARDS 

6 Salisbury Road, Burnham-On-Sea TA8 1HX

£269,500

GIBBINS RICHARDS 
Making home moves happen

A delightful three bedroom extended semi-detached property located within the every popular Burnham On Sea. The property benefits from off road parking for multiple vehicles, good size garage, UPVC double glazing throughout and warmed by gas central heating. The accommodation comprises in brief; entrance porch, sitting/dining room, garden room, kitchen, three first floor bedrooms and family bathroom. Front and rear gardens.

Tenure: Freehold / Energy Rating: D / Council Tax Band: C

Burnham on Sea is a thriving seaside town offers an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junction 22 together with a mainline intercity railway station from the nearby Highbridge station.

OFF ROAD PARKING FOR MULTIPLE VEHICLES
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
EASY ACCESS TO M5 MOTORWAY
GARAGE
SEMI DETACHED HOUSE
GAS CENTRAL HEATING
DOUBLE GLAZING THROUGHOUT
EXTENDED





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Entrance Porch	6' 7" x 4' 3" (2.m x 1.3m)
Entrance Hallway	Storage cupboard.
Sitting Room	16' 9" x 12' 10" (5.1m x 3.9m) Stairs leading to the first floor. Front aspect window.
Dining Area	11' 6" x 8' 2" (3.5m x 2.5m) Opening to garden room.
Garden Room	9' 2" x 7' 7" (2.8m x 2.3m) Sliding door to rear garden.
Kitchen	20' 4" x 7' 3" (6.2m x 2.2m) Dual aspect windows. Space and plumbing for washing machine and dishwasher. Integrated oven and gas hob.
First Floor Landing	Doors to three bedrooms and family bathroom. Door to storage cupboard. Hatch to loft.
Bedroom 1	15' 1" x 9' 2" (4.6m x 2.8m) Front aspect window. Built-in wardrobes.
Bedroom 2	11' 3" x 9' 8" (3.42m x 2.94m) narrowing to 7' 5" (2.25m)
Bedroom 3	10' 10" x 6' 3" (3.3m x 1.9m) Front aspect window.
Family Bathroom	7' 10" x 5' 3" (2.4m x 1.6m) Rear aspect obscure windows. Low level WC, wash hand basin and bath with overhead shower. Heated towel rail.
Outside	To the front is a walled garden with off road parking to the side of the property for multiple vehicles. Fully enclosed south facing rear garden with decking and lawn. Access into the garage.
Garage	17' 1" x 8' 2" (5.2m x 2.5m) Up and over front door. Power and lighting.



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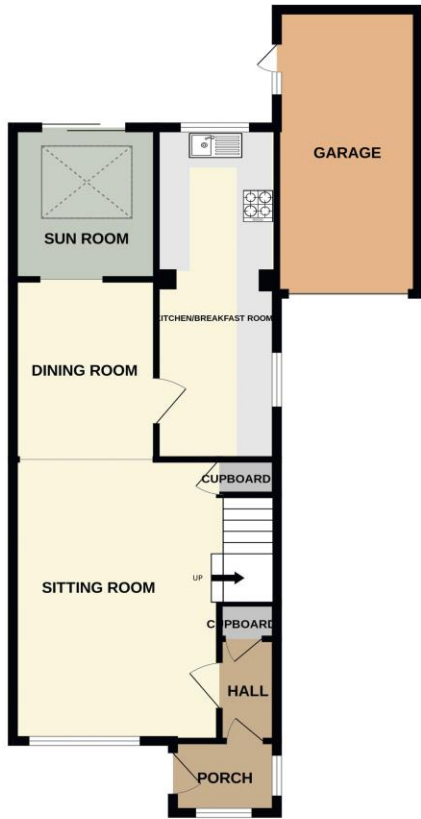


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GROUND FLOOR



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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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