



GIBBINS RICHARDS 

18 Barrington Road, Burnham-On-Sea TA8 2UA

£285,000

GIBBINS RICHARDS 
Making home moves happen

A delightful three bedroom detached family home benefitting from off road parking, garage, UPVC double glazing throughout and private fully enclosed rear garden. The accommodation comprises in brief; entrance hall, cloakroom, sitting/dining room and kitchen. To the first floor are three bedrooms and family shower room.

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

Located within Burnham On Sea which is a thriving sea side town and 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 located in the nearby town of Highbridge.

DETACHED HOUSE
PRIVATE & FULLY ENCLOSED REAR GARDEN
UPVC DOUBLE GLAZING THROUGHOUT
GARAGE
OFF ROAD PARKING
THREE FIRST FLOOR BEDROOMS
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
EASY ACCESS TO M5 AT JUNCTION 22

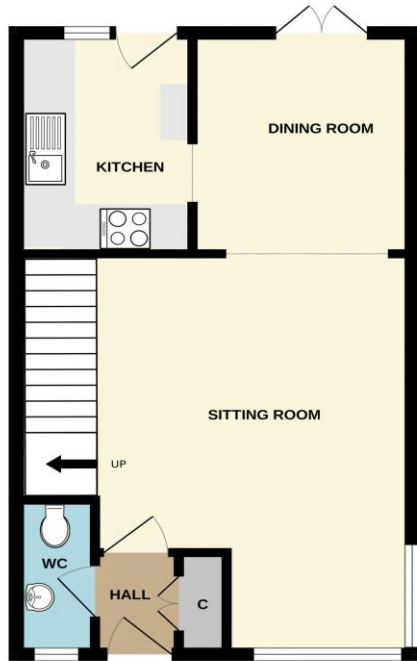




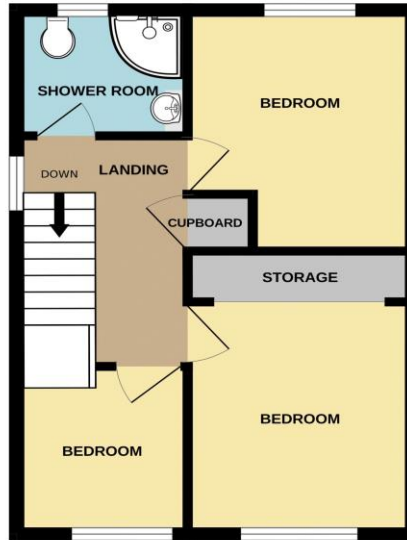
Entrance Porch	4' 7" x 3' 11" (1.4m x 1.2m) Doors to sitting room and cloakroom. Storage cupboard.
Cloakroom	6' 11" x 2' 11" (2.1m x 0.9m) Front aspect obscure window. Low level WC and wash hand basin.
Sitting Room	13' 1" x 12' 10" (4.m x 3.9m) Bay Area - 5' 3" x 4' 7" (1.6m x 1.4m) Stairs to first floor.
Dining Room	10' 2" x 8' 6" (3.1m x 2.6m) French doors to rear garden.
Kitchen	9' 10" x 6' 7" (3.m x 2.m) Rear aspect window. Door to rear garden. Space and plumbing for dishwasher.
First Floor Landing	Side aspect window. Doors to three bedrooms and family shower room. Door to storage cupboard,
Bedroom 1	10' 10" x 8' 6" (3.3m x 2.6m) Rear aspect window.
Bedroom 2	11' 6" x 8' 10" (3.5m x 2.7m) Front aspect window. Recess for wardobes.
Bedroom 3	7' 3" x 6' 11" (2.2m x 2.1m) Front aspect window.
Shower Room	6' 11" x 5' 7" (2.1m x 1.7m) Rear aspect obscure window. Equipped in a three piece suite comprising low level WC, wash hand basin and walk-in shower. Heated towel rail.
Outside	Fully enclosed rear garden predominantly laid to lawn and patio area adjoining the property. Timber summerhouse.
Garage	17' 1" x 7' 10" (5.2m x 2.4m) Power and lighting. Plumbing for washing machine. Door to rear garden. Off road parking to the front.



GROUND FLOOR
414 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 763 sq.ft. (70.8 sq.m.) approx.

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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