



Blackthorne Steart Drive

Burnham-On-Sea, TA8 1BZ

Price £550,000





# PROPERTY DESCRIPTION

A rare opportunity to purchase a stunning individual Detached Bungalow built in 1962 The Vendors tell us by an architect for himself set in a "tucked away" location within a short walk of Burnham-on-Sea town centre and sea front.

The property has been subject to extensive renovation and upgrading works set in a large mature plot with large double Garage/Workshop and off street parking for numerous vehicles.

Entrance hall\* open plan sitting/dining/kitchen with vaulted ceiling and picture windows overlooking the rear garden\* living room with full width bi-fold doors\* four bedrooms with USB charging points\* bathroom\* shower room\* utility room\*led dimmable lighters to the majority of the rooms\*automatic hall light to the utility/shower room area\* double garage/workshop\* off street parking for numerous vehicles\* large mature gardens.

## Local Authority

Sedgemoor Council Tax Band: D

Tenure: Freehold

EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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## Accommodation (Measurements are approximate)

Composite door to the:

### Entrance Hall

Two glazed opening doors to the:

### Open Plan Sitting Room/Dining/Kitchen

24'11" x 20'3" (7.61 x 6.19)

The newly fitted kitchen area is fitted with an extensive range of wall and floor units to incorporate integrated two electric ovens, five ring ceramic hob, single sink drainer with "hot tap", integrated dishwasher, cupboard with two bins, fridge/freezer, unit under lighters, central island with additional storage and pop up plug with USB point, feature vaulted ceiling, large picture window to the rear and side offering superb aspect over the large gardens.

To the rear of the open plan sitting room/dining/kitchen is a further useful area ideal as a home office/study area with storage cupboard and cupboard housing the gas combination boiler supplying domestic hot water and radiators. Door to inner hallway giving access to bedrooms 2,3 and 4 and the family bathroom. Loft access.

### Living Room (Potential Annexe Living Room)

17'5" x 11'8" (5.33 x 3.57)

two glazed opening doors to hall, full wall length bi-folding doors opening to the rear garden and adjoining decking area.

### Bedroom 1 (Potential Annexe Bedroom)

19'1" x 9'0" (5.82 x 2.76)

Upvc double glazed window to the front and upvc double glazed patio doors to the rear garden.

### Bedroom 2

14'7" x 11'6" (4.45 x 3.51)

Upvc double glazed window to the side.

### Bedroom 3

11'6" x 11'6" (3.51 x 3.51)

Upvc double glazed window to the side.

### Bedroom 4

8'2" x 7'6" (2.50 x 2.31)

Dual aspect upvc double glazed windows to the front and side.

### Bathroom

6'1" x 4'11" (1.86 x 1.52)

Comprising panelled bath with rain head and hand held shower over, vanity wash hand basin with cupboards below with switch for stop cock close coupled w.c. with concealed cistern. Heated towel rail and upvc double glazed obscured window. Extractor fan.

### Shower Room (Potential Annexe Shower Room)

7'6" x 3'9" (2.30 x 1.15)

Large shower enclosure with hand held and rain head shower, close coupled w.c., pedestal wash hand basin, heated towel rail, high level upvc double glazed obscured window to the side.

### Utility Room (Potential Annexe Kitchen)

Work surface and plumbing for automatic washing machine and space for tumble dryer.

### Outside

To the front of the property is an open plan garden laid principally to lawn. To the left hand side of the property is a driveway offering off street parking for numerous vehicles and leads to:

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## Large Garage/Workshop

23'8" x 16'0" (7.23 x 4.89)

Remote controlled up and over door, light and power. Personal access door to the side.

## Large Rear Garden

Enclosed and enjoys a sunny aspect and a good degree of privacy.

Large lawned area with numerous mature bushes, shrubs, trees etc. Good size decking area attached to the rear of the property.

The gardens are a particular feature of the property making a full inspection essential.

## Description

This exceptional detached bungalow is situated in a highly sought after residential location being within a short walk of Burnham-on-Sea town centre and sea front. The property has been substantially upgraded and improved to include the installation of a new central heating system, the property has been re-wired, new double glazed windows installed throughout and upgraded insulation. new carpets and laminate throughout, vinyl in the utility and bathrooms.

New roof coverings have been installed and the property itself offers highly flexible accommodation that would appear suitable for those seeking a good size high quality home or those with a dependent relative as there is the potential to create a self contained annexe within the existing accommodation. There is a good size workshop, off street parking for numerous vehicles and a large mature garden to the rear that enjoys a good degree of privacy and a sunny aspect.

## Directions

At the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street taking the third turning right and proceeding across the High Street onto the Esplanade. Take a left turn and proceed

along the Esplanade taking a left into Steart Drive. Proceed down Steart Drive and after short distance you will see a sign saying Frith House and a private driveway.

Proceed down the private driveway where the property will be found on the right hand side.

## Material Information

Additional information not previously mentioned

- Mains lectric, Gas and Water.
  - Water metered.
  - Gas central heating.
  - Ongoing removal and management of Bamboo within the property's boundaries.
- Further details available from the selling agents.
- No Flooding in the last 5 years
  - Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)

















Total area: approx. 152.9 sq. metres (1645.9 sq. feet)



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 793700**

[sales@berrymansproperties.net](mailto:sales@berrymansproperties.net)

### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:  
Alletsons up to £180 inc. VAT, Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

