



4 Poplar Road

Burnham-On-Sea, TA8 2HD

Price £575,000





# PROPERTY DESCRIPTION

A deceptively sized semi detached house offering seven bedrooms, set over three storeys with a sunny aspect rear garden.

Located within a short walk of the beach that can be accessed from the end of the road.

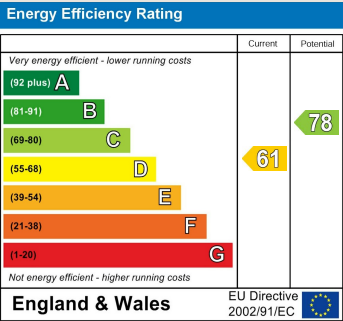
Entrance hall\* living room\* dining room\* sitting room\* large beautifully appointed kitchen/breakfast room with utility room off\* four first floor bedrooms\* bathroom\* separate shower room\* three second floor bedrooms\* gas central heating\* upvc double glazing\* gas central heating\* enclosed sunny aspect garden to the rear. Retaining great character and charm. Must be seen.

## Local Authority

Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating: D



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Part glazed door to the:

### Entrance Hall

9'5" x 5'10" (2.88 x 1.79)

Quarry tiled flooring, two upvc double glazed windows to the side.

### Dining Room

14'0" x 14'0" (4.29 x 4.28)

Feature panelled ceiling, picture rail, recessed fireplace, wood effect flooring.

### Living Room

16'11" maximum x 13'9" (5.16 maximum x 4.21)

Upvc double glazed bay window to the rear. Feature Victorian style fireplace with open hearth, picture rail, feature beamed ceiling.

### Sitting Room

15'0" x 10'8" (4.59 x 3.26)

Storage cupboard and upvc double glazed window to the front. Access to the inner hallway.

### Kitchen/Breakfast Room

17'1" maximum x 16'0" maximum (5.23 maximum x 4.88 maximum)

Fitted with an attractive range of wall and floor units with contrasting Oak worktops, recessed Belfast sink with space for range cooker with canopy over, plumbing for dishwasher and two upvc double glazed windows to the side. Two upvc double glazed french doors with matching side panels to the rear porch.

### Utility Room

7'2" x 5'8" (2.19 x 1.73)

Space for fridge/freezer, space for tumble dryer, plumbing for automatic washing machine.

## First Floor Landing

Split level with dog legged staircase rising to the second floor. Upvc double glazed window to either side.

### Bedroom 1

18'6" x 14'8" (5.64 x 4.48)

Upvc double glazed bay window to the rear.

### Bedroom 2

15'5" x 14'0" (4.70 x 4.28)

Upvc double glazed window to the rear and feature fireplace.

### Bedroom 3

11'0" x 10'11" (3.36 x 3.35)

Upvc double glazed window to the front.

### Bedroom 4

13'5" x 10'5" (4.09 x 3.20)

Upvc double glazed window to the front.

### Bathroom

8'1" x 7'1" (2.47 x 2.16)

Fitted with a suite comprising large bath with side taps and shower attachment, pedestal wash hand basin and close coupled w.c. Tiled walls, tiled floor and upvc double glazed window to the side.

### Shower Room

7'8" x 5'10" (2.36 x 1.79)

Fitted with a suite comprising shower cubicle with rainhead and hand held shower, close coupled w.c., pedestal wash hand basin, heated towel rail and upvc double glazed obscured window to the front.

## Second Floor Landing

Storage recesses.

# PROPERTY DESCRIPTION

## Bedroom 5

14'0" x 11'1" (4.28 x 3.39)

Velux windows to the front and rear.

## Bedroom 6

13'8" x 9'6" maximum (4.19 x 2.92 maximum)

Velux window to the rear.

## Bedroom 7

11'3" x 9'3" (3.44 x 2.84)

Double glazed Velux window to the front.

## Outside

To the front of the property is a boundary wall with double gates giving access to the:

## Garage

21'2" x 6'11" (6.46 x 2.13)

Two wooden doors, light and power. Storage in eaves and double glazed window to the side.

To the right hand side of the property is an access gate giving access to the:

## Rear Garden

Good size patio area, good size lawn, borders containing numerous shrubs and bushes.

The garden enjoys a sunny aspect and is an attractive feature of the property.

Located to the rear of the house and accessed from the kitchen is an:

## Open Fronted Covered Porch

13'3" x 4'11" (4.06 x 1.52)

Feature brick flooring.

## Description

This attractive semi detached house offers highly flexible accommodation set over three floors retaining great character and charm. The property briefly comprises

imposing entrance hall, living room with open hearth, dining room, sitting room, beautifully appointed kitchen/breakfast room with utility room off. To the rear of the kitchen is an open covered porch. To the first floor there is an imposing landing with four bedrooms, bathroom and separate shower room. To the second floor there are three further bedrooms. The property would appear suitable for numerous alternative uses and is located in a highly sought after location where at the end of the road there is access to the miles of sandy beach. Burnham-on-Sea town centre is also located within a short walk.

## Directions

From the M5 junction 22 roundabout proceed to Burnham-on-Sea along Love Lane.

At the roundabout beside the Esso service station take a right into Manor Road which in turn becomes the Berrow Road. Proceed for approximately one quarter of a mile turning left into Poplar Road. Proceed down Poplar Road and the property will be found on the left hand side.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water not metered
- Gas central heating
- 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)







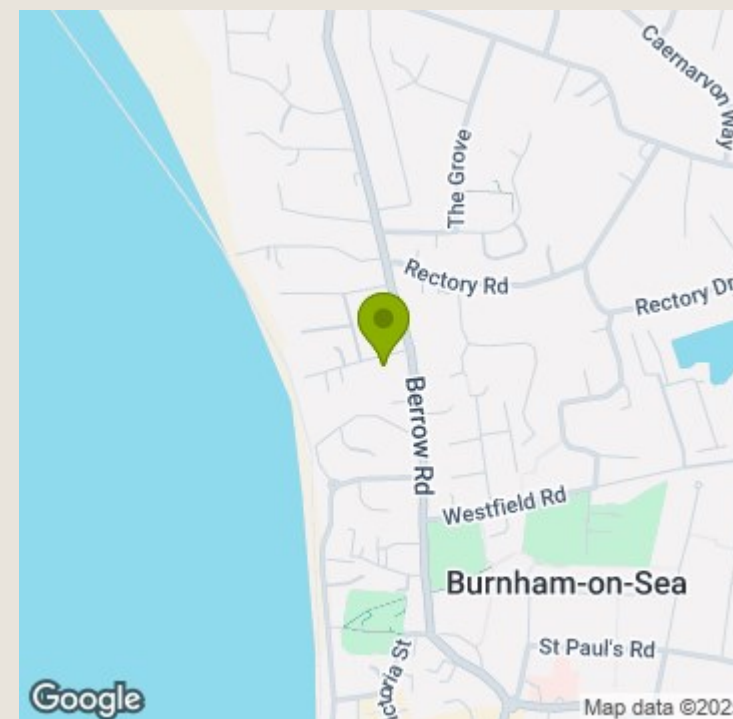






To The Beach





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)

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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.
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