



50 Bathurst Close

Burnham-On-Sea, TA8 2SZ

Price £385,000



PROPERTY DESCRIPTION

An attractive four bedroom detached house with master en suite shower room located in a quiet cul-de-sac location close to local amenities.

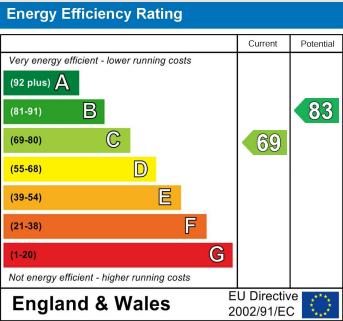
Entrance hall* cloakroom* lounge* kitchen/dining room* utility room* first floor landing* four bedrooms* master en suite shower room* family bathroom with Jacuzzi style bath* garage* gardens.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: C



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Modern upvc door leading to the:

Entrance Hall

Stairs leading to the first floor, window to the side and door to the:

Living Room

Double glazed bay window to the front, smart spotlights and bio fuel burner with wooden surround. Archway to the:

Kitchen/Dining Room

Comprising matching white gloss wall and floor units with worktops over, built in dishwasher, space for wine chiller, waste disposal unit, hot water tap, space for American style fridge/freezer, built in oven with induction hob and extractor hood over, floor to ceiling radiator and double glazed French doors opening to the rear garden and modern wooden Oak door through to the:

Utility

Door to the garden and space for two appliances. Modern wooden Oak door to the:

Cloakroom

Radiator and obscure double glazed window, close coupled w.c and matching sink with storage under.

First Floor Landing

Access to roof space.

Master Bedroom

Double glazed window to the front, radiator and door to the:

En Suite Shower Room

Comprising shower, close coupled w.c. and wash hand basin and storage cupboard.

Bedroom 2

Double glazed double aspect windows, radiator.

Bedroom 3

Double built in wardrobes, double glazed window and radiator.

Bedroom 4

Double glazed window and radiator.

Bathroom

Comprising white suite of Jacuzzi style bath with shower over, close coupled w.c. and double wash hand basins with storage under. Obscure double glazed window, heated towel rail and laminate flooring.

Outside

To the front of the property is an open plan garden area with driveway offering off street parking and access to the:

Garage

Rear Garden

Enclosed by timber fencing and comprising a large decking area, shed,

PROPERTY DESCRIPTION

lawned area with shrubs and bushes. Gate leading to the front of the property. Outside water tap and power.

Description

The property is situated in a sought after cul-de-sac location being within a short drive of the town centre and sea front.

The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, utility room and cloakroom. To the first floor there are four bedrooms with the master having an en suite shower room and a family bathroom.

There is a garage, off street parking and attractive enclosed garden to the rear.

An early application to view is strongly recommended by the vendors selling agents.

Directions

From the centre of Burnham-on-Sea proceed along Love Lane to the roundabout beside Tesco supermarket taking the first exit which is a continuation of Love Lane. Take the second turning left into Ramsay way and proceed along Ramsay Way turning first right into Bathurst Close.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water 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

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

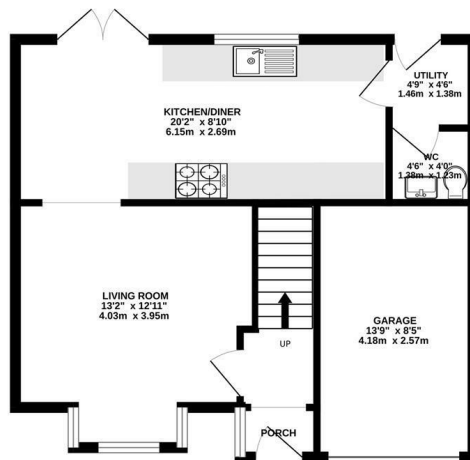
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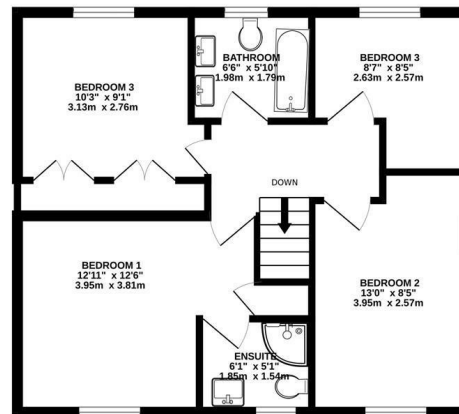




GROUND FLOOR
537 sq.ft. (49.8 sq.m.) approx.

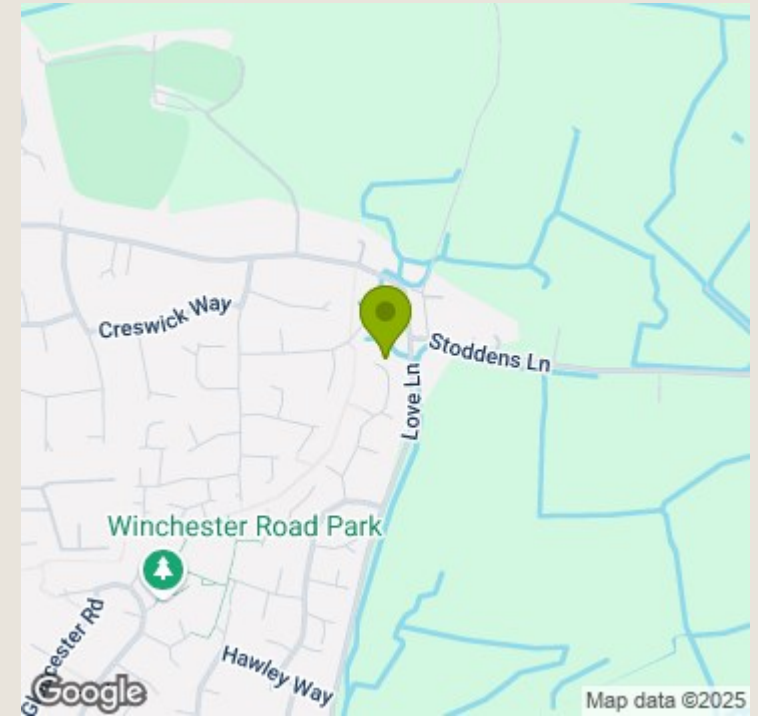


1ST FLOOR
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 1081 sq.ft. (100.4 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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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS
PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 793700

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. Berryman's 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

