



45 Gielgud Close

Burnham-On-Sea, TA8 1RH

Price £425,000



PROPERTY DESCRIPTION

Stylish Four-Bedroom Home with Spacious Layout and Exceptional Location

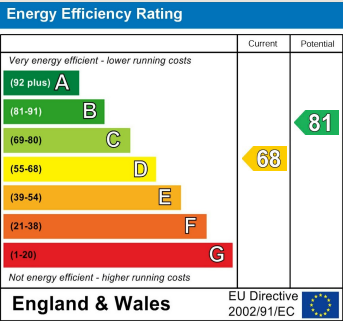
Entrance hall* cloakroom* kitchen/breakfast room* dining room* through lounge* four first floor bedrooms* master en suite shower room* family bathroom* gas central heating* upvc double glazing* double garage and gardens.

Local Authority

Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating: D



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Accommodation (Measurements are approximate)

Upvc double glazed door with side window to the:

Entrance Hall

11'4" x 5'4" (3.46 x 1.65)

Understair storage, radiator, alarm panel and stairs rising to the first floor.

Cloakroom

5'0" x 4'9" (1.53 x 1.47)

Obscured double glazed window to the front, close coupled w.c., wash hand basin with mixer tap, radiator.

Kitchen/Breakfast Room

20'9" maximum x 8'11" maximum (6.34 maximum x 2.72 maximum)

Double glazed window to the rear and double glazed window to the front. Tiled splashbacks, matching wall and floor units with worktops over, integrated dishwasher, integrated fridge, double oven, four ring gas hob, radiator, spotlights, cupboard housing the boiler and door to the side. Laminate flooring.

Utility Area

Stainless steel sink unit with mixer tap, space and plumbing for washing machine, space for freezer and cupboard housing the consumer unit.

Lounge

21'3" x 11'8" (6.49 x 3.56)

Double glazed windows to the front and French doors leading to the rear garden. Feature electric fireplace and double doors to the:

Dining Room

11'1" x 10'5" (3.40 x 3.20)

Double glazed window to the rear, radiator.

First Floor Landing

11'8" x 6'0" (3.57 x 1.85)

Storage cupboard and access to roof space via pull down ladder. The loft is partially boarded and insulated.

Master Bedroom

13'0" x 12'0" (3.97 x 3.66)

Double glazed window to the rear and archway leading into:

Dressing Area

With built in wardrobes and window to the front.

En Suite Shower Room

7'2" x 6'3" (2.19 x 1.93)

Obscure double glazed window to the front, sink with mixer tap, close coupled w.c. shower cubicle and electric shaver point.

Bedroom 2

11'7" maximum x 11'2" maximum (3.54 maximum x 3.41 maximum)

Double glazed window to the rear, radiator.

Bedroom 3

9'2" x 8'10" (2.81 x 2.71)

Double glazed windows to the front and radiator.

Bedroom 4

9'5" x 7'5" (2.88 x 2.28)

Double glazed window to the rear, radiator.

Family Bathroom

Obscured double glazed window to the front, feature bath, separate shower cubicle, close coupled w.c. and wash hand basin. Spotlights, extractor fan.

Outside

Mature shrub border, artificial grass and pathway leading to the front door.

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Rear Garden

Fenced and brick walling surrounds with artificial lawned areas with borders containing shrubs and flowers. Patio area. Garden shed.

Access via personal door through to the double garage.

Double Garage

With up and over doors, light an power. Personal access door leading through to the rear garden.

Parking for several vehicles in front of the garages.

Description

This beautifully presented property offers a versatile and well-proportioned layout, perfect for modern living. Boasting two generous reception rooms, a well-appointed kitchen, four comfortable bedrooms, and two contemporary bathrooms, it provides ample space for families, professionals, or those simply seeking room to grow.

At the heart of the home is the superior kitchen, thoughtfully designed for the keen home cook, while the bright and airy reception rooms offer ideal spaces for entertaining guests or enjoying quiet family evenings.

A standout feature is the substantial double garage with additional parking for several vehicles, providing excellent storage options and practicality that enhances the home’s overall appeal.

Situated in a super location, the property benefits from great public transport links, ensuring effortless access to the town and beyond.

Families will value the close proximity to well-regarded schools.

Immaculately maintained and ready to move into, this delightful home is a true showcase of thoughtful design and tasteful finishes. Whether you're upsizing, relocating, or simply searching for a better lifestyle, this property delivers on all fronts.

Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer.

Directions

At the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Love Lane to the roundabout beside Tesco. Take the third exit onto Frank Foley Parkway and the second turning right into Ben Travers Way. Proceed down Ben Travers Way and Gielgud Close will be found on the right hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- Mains drainage
- 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

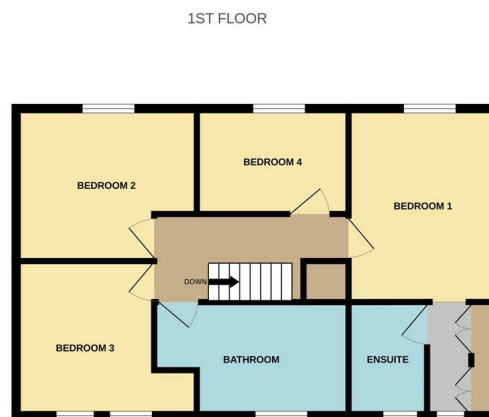
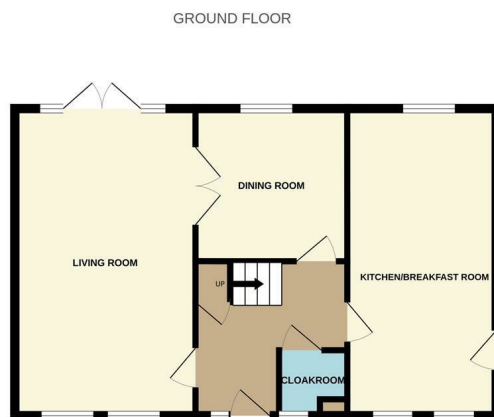
Flood Information:

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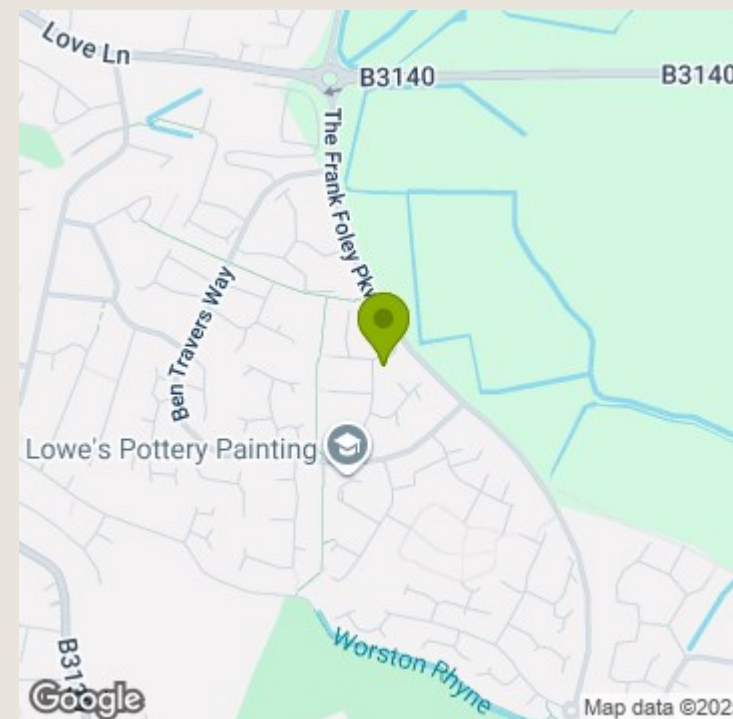








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

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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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