



44 Brightstowe Road

Burnham-On-Sea, TA8 2HP

Price £275,000



PROPERTY DESCRIPTION

A two bedroom semi detached bungalow in need of modernization and improvement. Set in a prime plot with a long driveway and detached garage, with an additional area of garden to the right hand side of the driveway which could be extended to create further parking for a caravan or boat should it be required.

Nearby public footpath access to the beach.

Offered with no onward chain.

*Entrance hall *Lounge/diner *Kitchen *Side porch *2 bedrooms *Shower room
 *Upvc double glazed windows *Gas central heating *Attractive enclosed garden to rear
 *Long driveway (potential caravan space) *Detached garage *In need of some modernization *Must be seen

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (measurements are approximate)

Upvc double glazed door to:

Entrance porch

Further wooden door with raised side panel to:

Entrance hall

Storage cupboard and access to the roof space

Lounge/diner

18'10" x 11'0" (5.75 x 3.37)

Upvc double glazed window to rear with Upvc double glazed door to outside and high level Upvc double glazed door to side. Feature fireplace with aspect towards the in-land lighthouse

Kitchen

10'5" x 9'3" (3.19 x 2.82)

Fitted with a range of units to incorporate 1 1/2 bowl drainer sink unit, Upvc double glazed window to front, wall mounted gas boiler supplying domestic hot water and radiators, gas cooker point, space for fridge/freezer, plumbing for automatic washing machine and part glazed door to:

Side porch

6'0" x 2'3" (1.83 x 0.70)

Brick construction with double glazed door to outside

Bedroom

11'1" x 11'1" (3.40 x 3.39)

Built in storage cupboard and Upvc double glazed window to rear

Bedroom

8'9" x 7'11" (2.69 x 2.43)

Upvc double glazed window to front and built in storage cupboard

Shower room

6'5" x 4'11" (1.96 x 1.51)

Large shower enclosure, pedestal wash hand basin, close coupled w/c, Upvc double glazed obscured window to front

Outside

To the front of the property is an open plan garden laid principally to lawn. To the right hand side of the property is a long driveway measuring approximately 50ft in length with an additional strip of garden to the right hand side of the driveway showing great potential for the creating of further parking should it be required. The total width of the driveway including the grass area is approximately a maximum of 7.00m (22'11") narrowing to 5.80m (19'0"). At the end of the driveway is a detached garage. The side gate gives access to the rear garden with a lawn area, patio area, bushes and shrubs, this is a particular feature of this property that makes a full inspection essential.

Detached garage

17'7" x 8'7" (5.37 x 2.63)

Two metal opening doors, light and power

Description

This attractive semi detached bungalow is situated in a highly sought after

PROPERTY DESCRIPTION

residential location to the North of Burnham-On-Sea. The property briefly comprises of an entrance hall, good sized lounge/diner, kitchen, two bedrooms and shower room. The property benefits from having gas central heating, Upvc double glazed windows, long driveway for off street parking for numerous vehicles and having an additional piece of garden to the right hand side of the driveway offering potential for the driveway to be extended creating off street parking for caravan, motor-home, boat etc. Offered with the benefit of no onward chain an early application to view is strongly recommended by the vendors selling agents.

Directions

From Burnham-On-Sea proceed in a northerly direction on the Berrow Road passing the in-land lighthouse on your left hand side, turning left into Brightstowe Road. Proceed down Brightstowe Road bearing left and then right where the property can be found on the left 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:

flood-map-for-planning.service.gov.uk/location



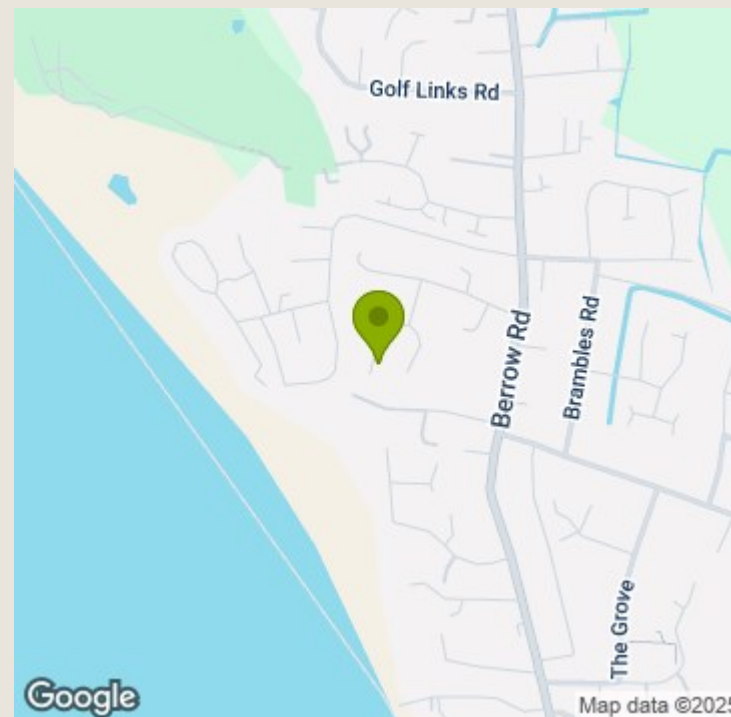




GROUND FLOOR



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.
Made with Metropix ©2025



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. 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

