



12 Southernlea Road

Burnham-On-Sea, TA8 2ER

Price £295,000



# PROPERTY DESCRIPTION

Three bedroom semi detached bungalow set in a prime plot in a sought after residential area of the town within easy reach of the town centre and sea front.

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

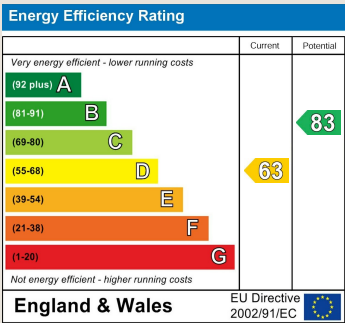
Entrance lobby\* entrance hall\* lounge\* kitchen\* conservatory\* three bedrooms\* bathroom\* gas central heating\* double glazing\* garage\* gardens\* parking. Must be seen

## Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: D



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Obscure glazed wooden door to the:

### Lobby Area

6'5" x 3'8" (1.97 x 1.14)

Double glazed window to the side and door to the:

### WC

6'1" x 3'5" (1.86 x 1.06)

Obscure double glazed window to the side, toilet, wash hand basin and vinyl flooring.

### Entrance Hallway

14'0" x 4'0" (4.27 x 1.22)

Access to roof space, radiator. Airing cupboard.

### Lounge/Dining Room

16'11" x 11'6" (5.18 x 3.51)

Double glazed window to the front, radiator and wall mounted electric fireplace.

### Kitchen

11'2" x 9'3" (3.41 x 2.82)

Matching wall and floor units with laminate worktops over, tiled splashbacks, vinyl flooring, space and gas supply for oven, space and plumbing for washing machine, stainless steel sink with mixer tap, extractor fan, radiator.

## Conservatory

14'11" maximum x 9'10" maximum (4.56 maximum x 3.0 maximum)

Double glazed windows, two double glazed doors to the rear garden.

Plumbing for washing machine and door to the garage. Flat felted roof.

### Bedroom 1

14'4" x 11'5" (4.37 x 3.50)

Double glazed window, radiator.

### Bedroom 2

16'2" x 8'9" (4.93 x 2.67)

Built in wardrobes, radiator and double glazed window to the front.

### Bedroom 3

11'0" x 8'2" (3.36 x 2.51)

Double glazed window to the side and radiator.

### Bathroom

9'1" x 6'7" (2.78 x 2.01)

Panelled bath with mixer tap and electric shower over, wash hand basin, close coupled w.c. Vinyl flooring, tiled splashbacks and electric shaver point. Obscure glazed window to the rear and extractor fan.

## Outside

To the front of the property there is a lawned garden area with large driveway/turning area offering ample parking and leading to double wooden gates which in turn lead to the:

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## Garage

21'10" maximum x 12'3" maximum (6.68 maximum x 3.75 maximum)

Pitched roof with triple aspect windows, up and over garage door, light and power.

## Rear Garden

Lawned rear garden with patio area and fenced boundaries.

## Description

Situated in a desirable residential location and Set back off the street on an extremely generous plot, this three-bedroom semi-detached bungalow offers versatile living space and fantastic potential for a range of buyers. and available with no onward chain, the property combines comfort with convenience.

Internally, the accommodation includes a welcoming lounge/diner, a fitted kitchen, a conservatory, three good-sized bedrooms, and bathroom. The layout provides flexibility for those wishing to adapt the space to suit personal needs.

Externally, the bungalow exterior continues to impress and has ample space with its rear and side garden. To the front, a generous off-street parking area accommodates multiple vehicles, complemented by a large garage for secure storage or workshop use.

This rarely available property offers an exciting opportunity to modernise

and add value. Early viewing is highly recommended to fully appreciate the size, setting, and potential on offer.

## Directions

From the town centre proceed along Love Lane to the roundabout beside Tesco supermarket taking a left turn which is a continuation of Love Lane. Bear left into Stoddens Road and taking the next left into Southernlea Road.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered or not. Must state.
- 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](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)





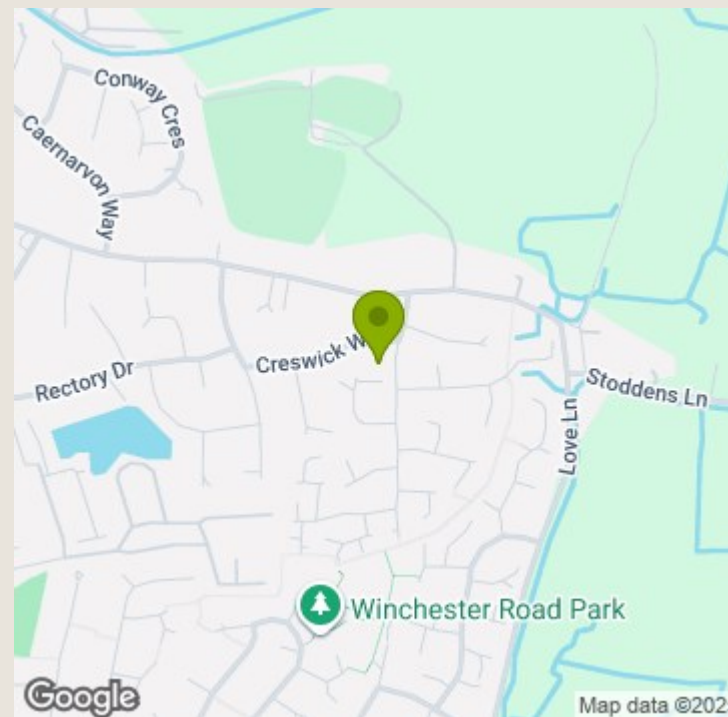


GROUND FLOOR  
1310 sq.ft. (121.7 sq.m.) approx.



TOTAL FLOOR AREA: 1310 sq.ft. (121.7 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](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

