



8 St. Pauls Road

Burnham-On-Sea, TA8 2BH

Price £325,000



PROPERTY DESCRIPTION

A Beautifully Refurbished 2-Bedroom Bungalow Near the Seafront & Town.

This superb two-bedroom bungalow is ideally located just a short distance from the seafront and town centre. Recently refurbished throughout, the property is presented in excellent condition and is sure to impress.

Entrance hall* lounge* kitchen* two double bedrooms* bathroom* conservatory* parking* gardens* gas central heating* upvc double glazing* convenient location. Must be seen.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating:

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



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed obscured door:

Entrance Hall

17'3" x 3'11" (5.27 x 1.20)

Radiator.

Lounge

16'5" maximum x 11'7" (5.01 maximum x 3.54)

Picture Rail, radiator and feature fire place with gas supply. Double glazed sliding door to the rear garden.

Kitchen/Diner

17'0" x 10'0" (5.20 x 3.05)

Double glazed window to the rear and double glazed window to the side. Radiator and picture rail. Tiled floor and range of wall and floor units with stainless steel sink and mixer tap. Electric hob with built in extractor fan over, built in oven and space and plumbing for washing machine. Door to the:

Conservatory

9'8" x 8'0" (2.97 x 2.44)

Vinyl floor and upvc double glazed door to the rear garden.

Bedroom 1

11'7" x 10'8" (3.54 x 3.27)

Double glazed window to the front, radiator.

Bedroom 2

10'2" x 10'2" (3.12 x 3.11)

Double glazed window to the front and radiator.

Bathroom

8'6" x 6'6" (2.61 x 1.99)

Obscure double glazed window to the rear. Heated towel rail, close coupled w.c., wash hand basin and panelled bath. Separate shower cubicle.

Outside

Rear Garden

Fenced boundary with patio seating area and shrubs and bushes.

Description

This superb two-bedroom bungalow is ideally located just a short distance from the seafront and town centre. Recently refurbished throughout, the property is presented in excellent condition and is sure to impress.

Inside, you'll find two spacious double bedrooms, a bright and airy lounge featuring a charming fireplace, and a generous bathroom with both a bath and separate shower. The open-plan kitchen and dining area offers a modern, welcoming space—perfect for everyday living.

Outside, the property boasts a good-sized rear level garden, ideal for pottering around, relaxing or hosting guests, along with ample parking for several cars.

PROPERTY DESCRIPTION

Directions

From the M5 motorway interchange Junction 22 at Edithmead, proceed along the Queens Drive towards Burnham on Sea. Proceed straight across the roundabout onto Love Lane and take the third turning right into St. Mary's Road and first left into St. Paul's Road 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
- Mains sewerage
- 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



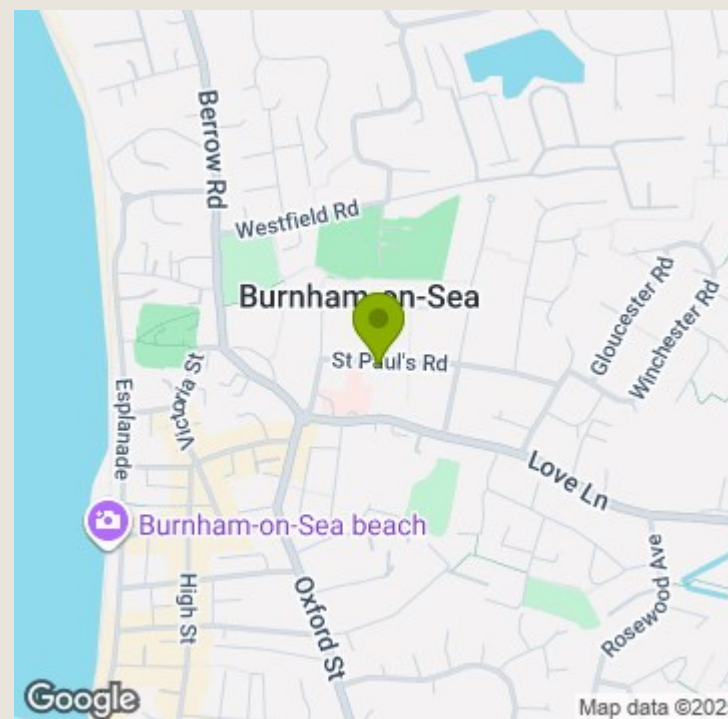




GROUND FLOOR



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.
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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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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.
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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

