



6 Dunstan Road
Burnham-On-Sea, TA8 1ER
Price £365,000



PROPERTY DESCRIPTION

Conveniently situated close to Burnham-on-Sea town centre and seafront, is this exceptionally well-presented three-storey, four-bedroom house that combines character features with modern touches.

The property offers four spacious double bedrooms, a walk-in wardrobe/storage area, an en-suite shower room, and an extended utility area to the rear. Externally, the rear garden enjoys a sunny aspect, providing an ideal space for relaxing and entertaining

- *Entrance hall *Cloakroom *Lounge *Dining area *Kitchen *Utility *Four bedrooms
- *En-suite *Family bathroom *Walk in wardrobe/storage room *Rear garden
- *Residents permit parking *Close to local amenities *Mains gas * Upvc double glazing
- *Must be seen

Local Authority

Somerset Council Tax Band: B

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		
England & Wales		
EU Directive 2002/91/EC		



PROPERTY DESCRIPTION

Accommodation (measurements are approximate)

Entrance hall

Large entrance hallway with luxury vinyl flooring, period feature coving, stairs rising to the first floor landing, doorway to the lounge, dining area and:

Cloakroom

Comprising of a close coupled w/c, hand wash basin and under stair storage space

Lounge

12'11" x 12'7" (3.96 x 3.85)

Generously sized lounge with period feature fireplace and coving, two radiators, and large Upvc double glazed bay window to front. Door to the hallway and opening to:

Dining area

12'10" x 11'4" (3.93 x 3.46)

Period feature fireplace and coving, luxury vinyl flooring, ample storage space, Upvc double glazed window and door to the rear garden, and opening to:

Kitchen

13'6"x 11'7" (4.12x 3.54)

Fitted with a range of wall and base units with solid wood worksurfaces providing ample storage space, space for oven, extractor fan, Belfast sink drainer unit, hardwood flooring, and Upvc double glazed window overlooking the rear garden

Utility area

7'8" x 6'4" (2.36 x 1.95)

Fitted with base units with worktop surface over, single sink drainer unit, space and plumbing for washing machine, space for tumble dryer, space for under counter fridge or freezer, Upvc double glazed Velux window and Upvc double glazed window and door to the rear garden

First floor landing

Doors to all first floor rooms and stairs rising to the top floor landing

Bedroom 1

12'7" x 12'7" (3.86 x 3.85)

Generously sized bedroom with period feature coving, radiator, space for storage and Upvc double glazed window to front

Bedroom 2

12'11" x 11'3" (3.95 x 3.43)

Period feature fireplace and coving, radiator, space for storage, Upvc double glazed window to rear and doorway leading to:

En-suite

Fitted with a good sized shower cubicle, close coupled w/c, hand wash basin, heated towel rail, and Upvc double glazed window to rear

Bedroom 3

17'6" x 12'5" (5.34 x 3.80)

Entered via the top floor landing with space for a reading area, is the generously sized bedroom with space for storage, two Velux windows, and a doorway to:

Walk in wardrobe

10'5" maximum x 9'10" maximum (3.18 maximum x 3.01 maximum)

Ideal size room for a walk in wardrobe/additional storage space, with the potential use for an office room if required.

Bedroom 4

9'9" x 9'3" (2.98 x 2.82)

A good sized 4th bedroom with space for storage units, period feature coving, radiator and Upvc double glazed window to front

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Family bathroom

13'5" x 6'9" (4.10 x 2.07)

Four piece suite comprising of a free standing bath, corner shower cubicle, close coupled w/c, hand wash basin, heated towel rail, feature fireplace, and Upvc double glazed window to rear

Outside

To the rear of the property is a well presented, low maintenance courtyard garden that enjoys sunny aspects, making it a perfect seating area. The garden features a variety of potted plants and wisteria on the fence to the rear. There is a gate providing access to the pathway to the rear of the property that leads to Dunstan Road.

To the front of the property is a paved area that is perfect for utility storage.

Description

Conveniently located close to local amenities, Burnham-on-Sea town centre and sea front is this extremely well presented, three storey, four bedroom house. The property boasts both character and modern features and has the additional benefit of having an extended utility area to the rear, four double bedrooms, walk in wardrobe/storage area, en-suite shower room, and a rear garden that enjoys sunny aspects.

The property briefly comprises of a large entrance hallway, cloakroom, lounge, dining area, generously sized kitchen, utility areas, four double bedrooms, four piece suite bathroom, en-suite shower room, walk in wardrobe/storage room, and rear garden.

Agents note

A parking permit system is in operation in Dunstan Road for residents at a cost of £60.00 per year (£3 per day for visitors parking).

There is also public car park within a two minute walk of the property on Oxford Street.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street taking the first left into Dunstan Road where the property will be found on the right hand side.

Material Information

Additional information not previously mentioned

Council Tax Band-B

EPC-Ordered

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

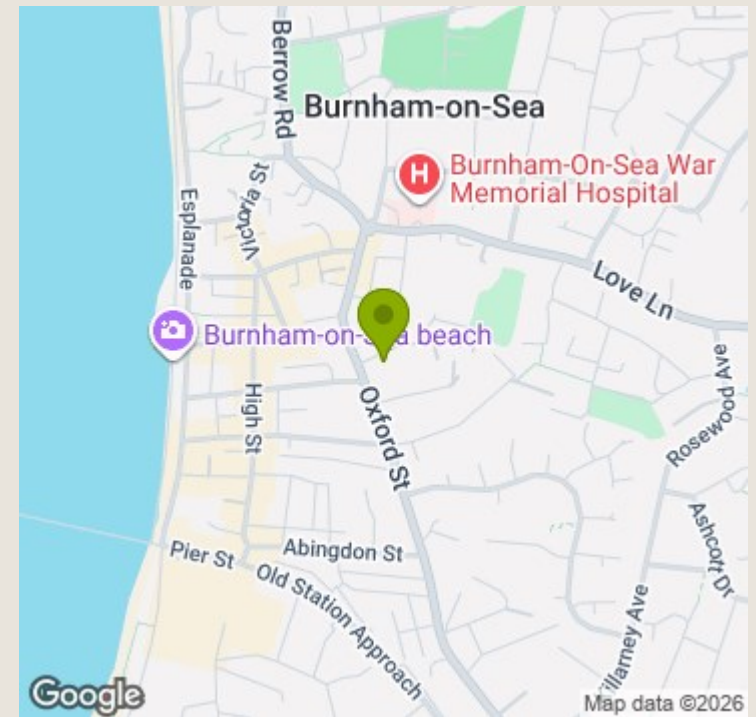








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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