



30 Priestley Way

Burnham-On-Sea, TA8 1QX

Price £284,995



# PROPERTY DESCRIPTION

A superb three-bedroom linked detached home, pleasantly positioned within a quiet and sought-after cul-de-sac. This attractive property benefits from off-street parking and an attached garage, and is well presented throughout while still offering excellent potential for a purchaser to personalise and add their own stamp.

Entrance hall\* cloakroom\* lounge\* kitchen/breakfast room\* dining room\* First floor landing\* three bedrooms\* master en suite \* bathroom\* garage\* gardens.



## Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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## Accommodation (Measurements are approximate)

Upvc obscure double glazed door to the:

### Entrance Hall

14'6" maximum x 4'6" maximum (4.42 maximum x 1.38 maximum)

Radiator, understair storage cupboard and stairs rising to the first floor.

### Cloakroom

5'4" x 3'1" (1.65 x 0.95)

Close coupled w.c. and wash hand basin. Obscure double glazed window to the front. Vinyl flooring and radiator.

### Kitchen/Breakfast Room

12'4" x 8'8" (3.77 x 2.65)

Double glazed window to the rear, range of matching wall and floor units with laminate worktops over, sink with mixer tap, space and plumbing for washing machine, oven and four ring gas hob with extractor fan over. Tiled splashbacks and door to the garage. Vinyl flooring.

### Living Room

13'2" maximum x 11'3" maximum (4.02 maximum x 3.43 maximum)

Double glazed window to the front, radiator, feature fireplace and archway through to the:

### Dining Room

9'7" x 9'0" (2.93 x 2.76)

Double glazed sliding doors to the rear garden. Radiator and laminate flooring.

## First Floor Landing

10'5" x 6'8" (3.20 x 2.04)

Radiator, loft access, over stair storage.

### Bedroom 3

9'1" x 8'0" (2.78 x 2.45)

Double glazed window to the front. Radiator.

### Bedroom 2

11'1" maximum x 9'10" maximum (3.39 maximum x 3.02 maximum)

Double glazed window to the front, radiator.

### Bedroom 1

12'10" x 11'5" (3.93 x 3.49)

Double glazed window to the rear, radiator, built in wardrobe and archway to the:

### En Suite Shower Room

5'4" x 2'7" (1.65 x 0.79)

Obscure double glazed window, wash hand basin and shower. Extractor fan, shaver point and vinyl flooring.

### Family Bathroom

6'2" x 6'1" (1.89 x 1.87)

Obscure double glazed window to the rear, close coupled w.c., wash hand basin and bath with shower over. Tiled splashbacks and vinyl flooring.

Electric shaver point and extractor fan. Radiator.

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## Outside

To the front of the property is a hedged boundary and paved pathway leading to the front door.

Driveway offering off street parking for one vehicle and access to the:

## Garage

16'11" x 8'11" (5.17 x 2.72)

Electric roller door to the front and personal door to the rear garden. Light and power.

## Rear Garden

Enclosed with fenced boundaries and comprising patio area with lawn and various trees and shrubs.

## Description

The accommodation briefly comprises a welcoming entrance hall, a spacious open-plan living and dining room, fitted kitchen, and a convenient downstairs WC.

To the first floor there are three bedrooms, the master bedroom benefits from an ensuite shower room and the family bathroom serving the remaining bedrooms.

Externally, the property boasts a well-established and level rear garden, offering a pleasant level outdoor space, with access to the garage. To the front there is off-street parking completing this excellent home.

## 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:

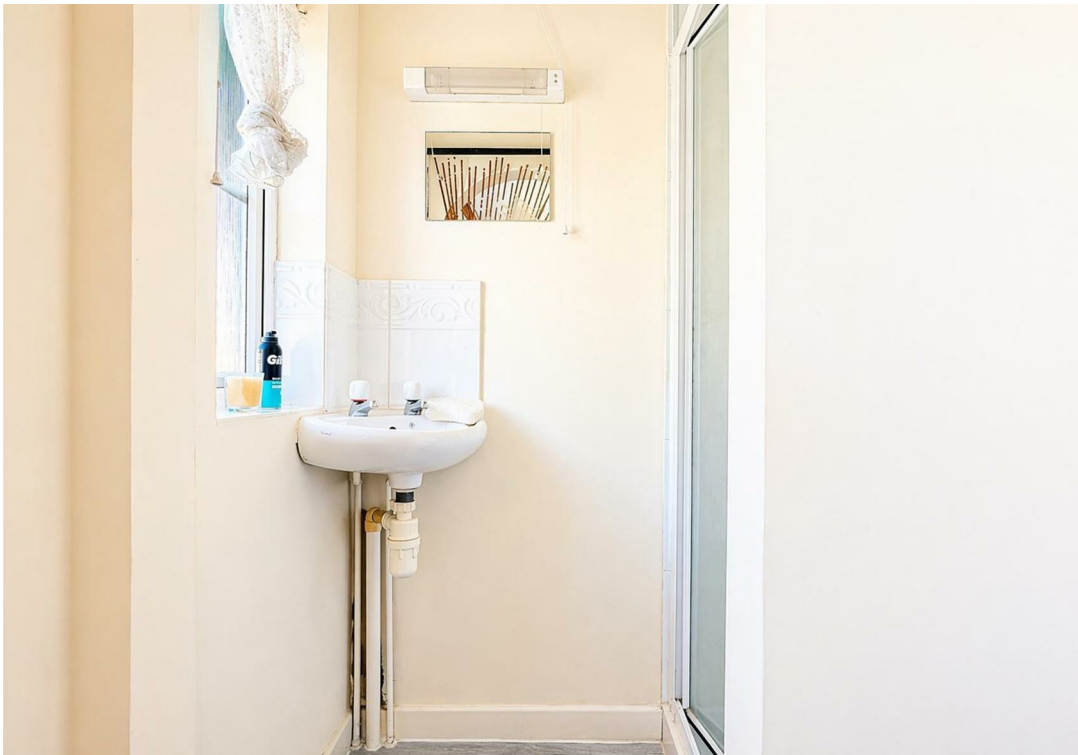
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)

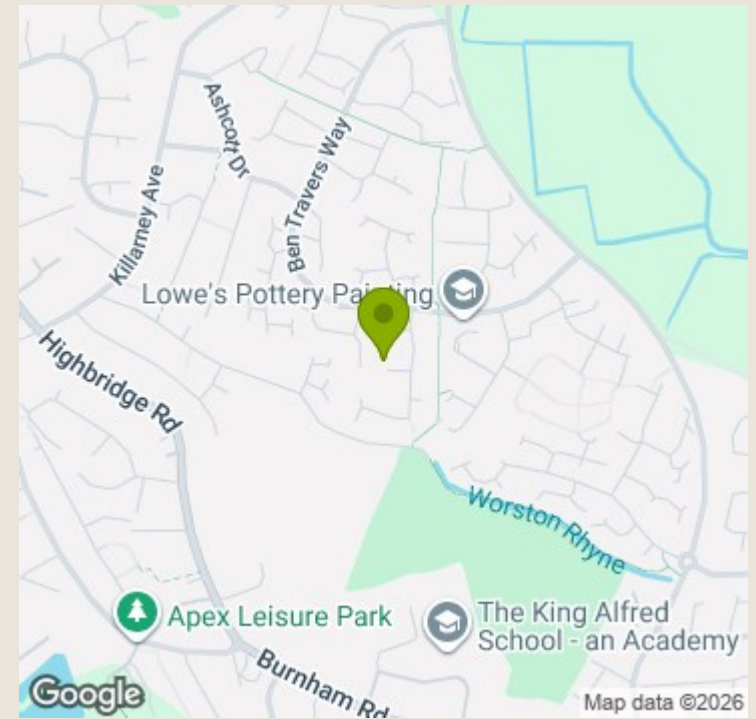








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**01278 793700**

[sales@berrymansproperties.net](mailto:sales@berrymansproperties.net)

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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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