



8 Conway Crescent

Burnham-On-Sea, TA8 2SL

Price £265,000



PROPERTY DESCRIPTION

Offered with no onward chain is this delightful two bedroom detached bungalow set in the lovely location of Burnham on Sea.

Entrance porch* entrance hall* lounge* kitchen* two bedrooms* shower room* conservatory* enclosed rear garden* garage* off street parking and open plan front garden.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	72
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Front door with obscured glazed pane to the:

Entrance Porch

2'8" x 2'5" (0.83 x 0.75)

Wooden door with obscure glazed pane into the:

Entrance Hall

Radiator and cupboard.

Kitchen

9'8" x 8'6" (2.97 x 2.60)

Double glazed window to the front with leaded light insert, sink with mixer tap, tiled splashbacks, laminate worktops with matching wall and floor units. Built in oven with four ring gas hob, space and plumbing for washing machine, radiator and tiled floor.

Living Room

15'10" x 10'7" (4.85 x 3.23)

Double glazed window to the front, feature fireplace with electric insert, radiator.

Bedroom 1

10'8" x 11'3" (3.27 x 3.43)

Double glazed window to the rear, radiator and built in wardrobes.

Bedroom 2

8'5" x 7'11" (2.59 x 2.42)

Radiator and French wooden doors with obscure glazed panes to the:

Conservatory

11'5" x 8'10" (3.50 x 2.70)

French doors to the rear garden and a mix of upvc double glazed and obscured upvc double glazing. Polycarbonate roof and tiled flooring.

Outside

Open plan front garden area laid to lawn with central flower bed.

Driveway offering off street parking for three vehicles and leading to the:

Garage

Rear Garden

Private rear garden. Patio seating area, lawn and mature shrubs and plants.

Description

The property is situated in a sought after location to the north of Burnham-on-Sea approximately one mile from the town centre and sea front. The property is also within easy reach of the tennis club, bowls club, indoor swim and sports academy and the championship golf links at Burnham and Berrow.

The M5 junction 22 at Edithmead is a short drive giving excellent access to Bristol, Taunton, Exeter and the M4 corridor. There is a mainline railway link at Highbridge and Bristol International Airport is a forty minute drive.

This attractive bungalow offers well planned living accommodation and

PROPERTY DESCRIPTION

comprises entrance hall, lounge, kitchen, two bedrooms, conservatory and a shower room. The property further benefits from having a garage, off street parking and attractive enclosed garden to the rear.

Directions

Proceed along Berrow Road passing the indoor swim and sports academy and just before the inland lighthouse take a right turn into Stoddens Road and second left into Balmoral Drive. Proceed down Balmoral Drive taking the first right into Caernarvon Way and second left into Conway Crescent.

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



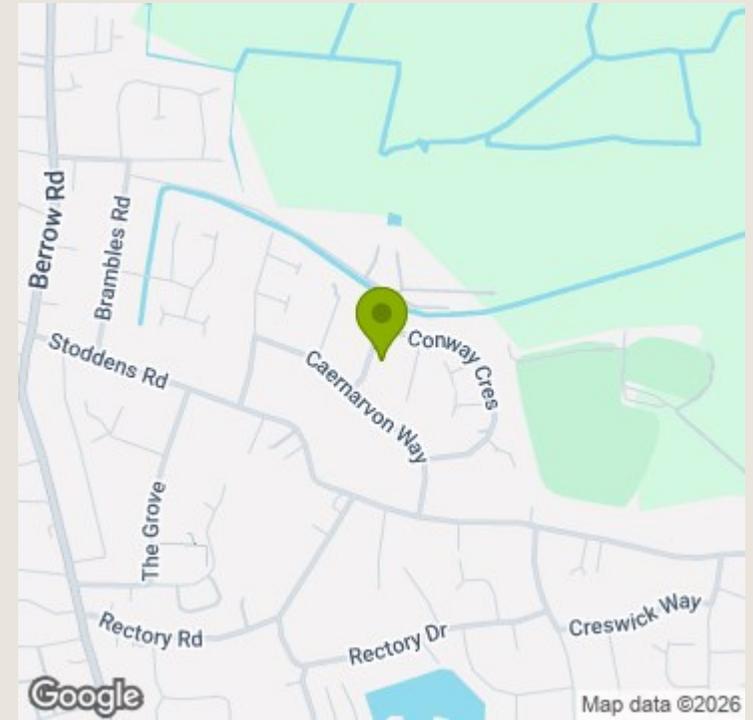




GROUND FLOOR



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

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IMPORTANT NOTICE

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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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