



8 Steart Avenue

Burnham-On-Sea, TA8 1DA

Price £265,000



PROPERTY DESCRIPTION

Positioned in a quiet and sought-after location in Burnham-on-Sea, just a short stroll from the seafront promenade, town centre, and local bus routes, this well-proportioned two-bedroom semi-detached bungalow offers excellent versatility, generous parking, and is available with no onward chain.

Entrance hall* lounge* kitchen* two bedrooms* lean to/office* bathroom* outside office/former garage* gardens* parking* must be seen.

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		66	73
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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Accommodation (Measurements are approximate)

Upvc obscure double glazed door to the:

Entrance Hall

4'11" maximum x 19'9" maximum (1.50 maximum x 6.04 maximum)

Radiator, storage cupboard, loft access.

Living Room

16'3" maximum x 11'2" maximum (4.97 maximum x 3.42 maximum)

Double glazed window to the front, radiator, feature gas fireplace.

Kitchen

13'4" maximum x 6'10" maximum (4.07 maximum x 2.10 maximum)

Double glazed window to the front, obscure single glazed door to the side.

Range of matching wall and base units with laminate worktops, tiled splashbacks, sink unit with mixer tap, space for electric oven with extractor fan over, space and plumbing for washing machine and space for upright fridge/freezer. Radiator and tiled flooring.

Bedroom 1

13'7" x 10'11" excluding wardrobes (4.15 x 3.35 excluding wardrobes)

Range of built in wardrobes, double glazed window to the rear, radiator, airing cupboard.

Bedroom 2

10'4" x 10'4" (3.17 x 3.15)

Wooden window and door to the lean to, radiator.

Lean To/Office

19'3" x 6'3" (5.89 x 1.93)

Double glazed windows to the rear. Double glazed door to the side. Power and light.

Bathroom

6'9" x 6'7" (2.06 x 2.01)

Obscure double glazed window to the side. Matching white suite comprising bath, toilet and wash hand basin. Tiled splashbacks, tiled flooring, heated towel rail.

Outside Office/Former Garage

15'5" x 7'10" (4.72 x 2.39)

Triple aspect double glazed windows to the front, side and rear. Accessed via obscure glazed upvc door. Power and lighting.

Outside

Front garden laid to lawn with mature bushes and shrubs.

Driveway to the side providing parking for two vehicles with carport over.

Rear Garden

Fenced boundaries with lawn and well stocked borders. Shed and patio area.

Description

The property comprises a bright and comfortable living room, centred around a feature fireplace and a large window that fills the space with

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natural light, creating a warm and inviting atmosphere. The well-appointed kitchen provides ample storage and worktop space, with a practical and functional layout.

There are two well-proportioned bedrooms, including a generous principal bedroom with fitted storage, alongside a neatly presented bathroom fitted with bath, wash basin and WC.

To the rear, a garden room/conservatory offers excellent additional living space—ideal as a sitting area, home office, or hobby room.

Externally, the property benefits from good-sized front and rear gardens, along with a car port and driveway providing parking for several vehicles. The garage has been thoughtfully converted into a studio, offering versatile additional space perfect for working from home, hobbies, or potential guest accommodation.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water not 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



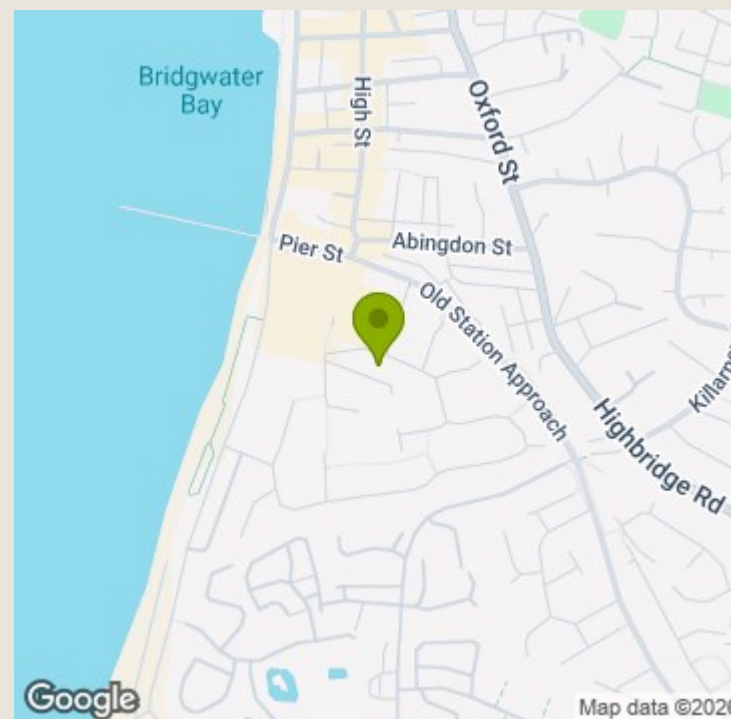




GROUND FLOOR



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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sales@berrymansproperties.net

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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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

