



17 Poplar Road

Burnham-On-Sea, TA8 2HD

Offers In Excess Of £270,000

 **BERRYMAN'S**

PROPERTY DESCRIPTION

A MUST SEE – Tucked away in an enviable beach-facing position in Burnham-on-Sea, this impressive three-bedroom home enjoys breathtaking coastal views and a wonderful sense of privacy. Perfectly positioned to make the most of its stunning surroundings, the property offers spacious and beautifully proportioned accommodation throughout. Further benefits include a garage, off-street parking, and uPVC double glazing. Offered with no onward chain.

*Entrance hall * Cloakroom * Walk in shower * Downstairs bedroom * Understairs cupboard * Kitchen/Living area with patio doors to front courtyard overlooking beach * Front facing main bedroom with picture window overlooking beach * 2nd bedroom with built in cupboards * Family bathroom with over bath shower *Electric Heating *UPVC double glazing.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Accommodation (Measurements are approximate)

Obscured double glazed upvc door to the;

Entrance Hall

Electric heater, stairs rising to the first floor. Understair storage cupboard.

Cloakroom

6'5" x 1'11" (1.97 x 0.59)

Obscure double glazed window, close coupled w.c. and wash hand basin with mixer tap.

Vinyl flooring.

Shower Room

3'4" x 2'0" (1.03 x 0.62)

Shower cubicle, tiled walls and laminate flooring.

Study/Bedroom 3

Double glazed window to the front, electric heater, wardrobe and airing cupboard with hot water tank.

Kitchen/Dining/Living Room

20'6" x 13'8" (6.27 x 4.19)

The kitchen area has matching wall and floor units with laminate worktops over, stainless steel sink, space for fridge/freezer, space for electric cooker, tiled splashbacks.

Double glazed window to the side.

Electric heater and French doors leading to the rear garden/patio area.

First Floor Landing

Access to loft space.

Bedroom 1

16'7" x 13'9" (5.08 x 4.20)

Double glazed floor to ceiling window to the rear affording superb coastal views. Electric

heater.

Bedroom 2

11'7" x 7'7" (3.54 x 2.33)

Double glazed window to the front, electric heater and built in wardrobe.

Bathroom

8'1" x 5'6" (2.47 x 1.68)

Obscure double glazed window to the rear. Panelled bath, close coupled w.c. and wash hand basin. Electric shower, electric heater and partially tiled and vinyl flooring.

Front Garden

Comprising patio area with low maintenance border.

Garage (Partitioned Utility Area)

11'11" x 7'7" (3.64 x 2.33)

Plumbing, space and electric for washing machine and tumble dryer.

Concrete flooring and door leading through to the remainder of the garage area.

Garage (Partitioned Storage Area)

7'8" x 4'8" (2.34 x 1.44)

With up and over door.

Rear Courtyard Garden

Walled rear courtyard area with paved patio slabs offering a unique seating area with superb coastal views.

Description

This three-bedroom home with breathtaking coastal views offers spacious open-plan living in a desirable coastal location.

The property features a bright and airy open-plan living/dining area, perfect for

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entertaining or simply relaxing while soaking in the views. The modern layout flows seamlessly into the kitchen, creating a sociable living space. Further more downstairs you have a good size bedroom, wc and shower. The garage has been partially partitioned creating a utility/store room accessed internally.

Upstairs, you'll find two further generously sized bedrooms, ideal for families or those needing extra space for guests or a home office. The home also benefits from a low-maintenance garden with lovely coastal views—perfect for enjoying the outdoors without the upkeep.

With no onward chain, this property presents a fantastic opportunity for a smooth and stress-free purchase.

Early viewing is highly recommended to fully appreciate the space, location, and spectacular views on offer.

The property is set back from the coastline of Burnham-on-Sea . Situated just a few minutes walk from the town centre where restaurants, cinema, theatre and various coffee shops, bars and local amenities can be found. Access to the M5 Junction 22 leads to surrounding cities of Bristol, Taunton and Exeter and typically a 30 minute drive to Bristol Airport. The neighboring towns/villages of Cheddar, Wedmore, Berrow, Brean and Weston-super-mare are also within a short local drive.

Directions

From the roundabout at the junction of Love Lane and Oxford Street by the Esso Service Station, proceed in a northerly direction along Manor Road and then onto Berrow Road. Poplar Road can be found on the 4th turning on the left, passing Herbert Road on the right, turn right and the property is situated at the end of the road.

Material Information

Additional information not previously mentioned

Council Tax Band-C

EPC-E

- Mains electric and water
- Water metered
- Heating electric room 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

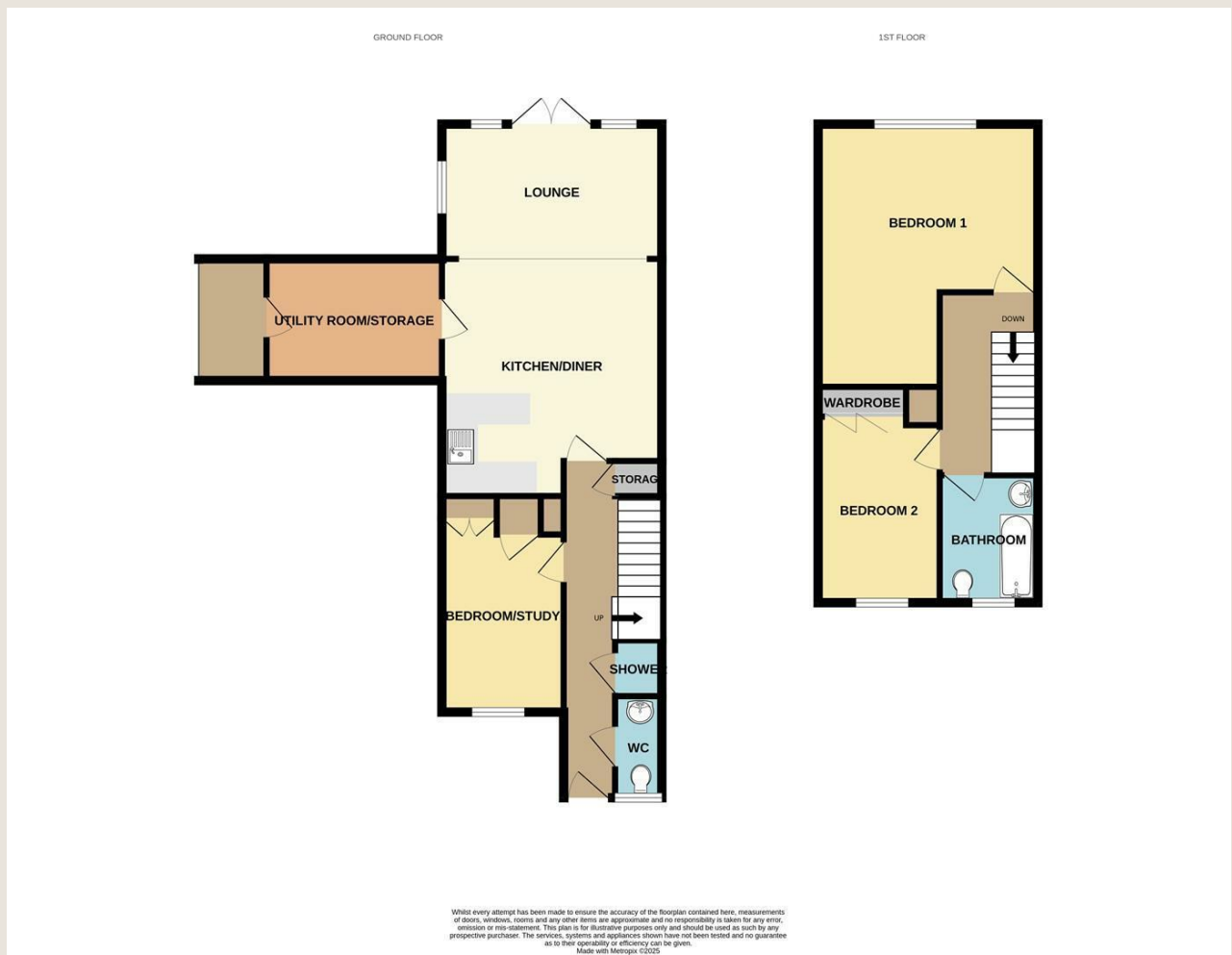
Flood Information:

flood-map-for-planning.service.gov.uk/location









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

01278 793700

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.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:
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

