



35A College Street

Burnham-On-Sea, TA8 1AS

Price £149,950

 **BERRYMAN'S**

# PROPERTY DESCRIPTION

A two/three bedroom house situated in a "tucked away" location in Burnham-on-Sea town centre.

Entrance hall\* lounge\* sitting room/bedroom\* kitchen\* first floor landing\* two double bedrooms\* bathroom\* double glazed windows\* gas central heating\* courtyard garden area. In need of some modernisation.

## Local Authority

Somerset Council Council Tax Band: A

Tenure: Freehold

EPC Rating: D



| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  |                         |           |
| (55-68) <b>D</b>                                   |  |                         | <b>74</b> |
| (39-54) <b>E</b>                                   |  | <b>56</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)

Double glazed entrance door to:

### Entrance Hall

Stairs rising to the first floor.

### Lounge

13'2" x 9'6" (4.03 x 2.92)

Wall mounted gas fire, double glazed window to the front and door to the:

### Sitting Room/Bedroom 3

13'3" x 9'9" (4.04 x 2.98)

Feature fire surround with open hearth and double glazed window to the front.

### Kitchen

13'2" x 6'2" (4.03 x 1.88)

Range of wall and floor units to incorporate single drainer sink unit, space for cooker, understair storage cupboard, understair recess, double glazed window to the front.

### First Floor Landing

Double glazed window to the side.

### Bedroom 1

13'1" x 9'8" (4.00 x 2.97)

Built in wardrobe and double glazed window to the front.

### Bedroom 2

10'1" x 9'8" (3.09 x 2.95)

Built in wardrobe and double glazed window to the front.

### Bathroom

10'2" maximum x 9'0" maximum (3.10 maximum x 2.75 maximum)

L shaped and fitted with a white suite comprising panelled bath, pedestal wash hand basin and low level w.c. Storage cupboard and double glazed window to the front.

### Outside

To the front of the property is a boundary wall with wooden gate giving access to and enclosed area of garden with borders containing shrubs and bushes.

Storage shed and outside tap.

### Directions

At the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street taking a right turn into College Street. Proceed down College Street where Burnham-on-Sea Methodist Church will be found on the left hand side. Immediately to the right of the church is a pedestrian footpath which leads to the front of the property.

### Description

This attractive older style cottage style property is situated in a convenient

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location within a short walk of the town centre and sea front.

The property is in need of modernisation and improvement works offering flexible living accommodation to incorporate entrance hall, lounge, sitting room/bedroom 3, kitchen, first floor landing, two double bedrooms and bathroom.

The property benefits from having double glazed windows, gas central heating with modern combination boiler and an area of courtyard garden.

The property is in need of some upgrading works but offers a great opportunity for an individual to put their own mark on this attractive property.

## Material Information

Additional information not previously mentioned

Council Tax Band-A

EPC-D

- 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](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)

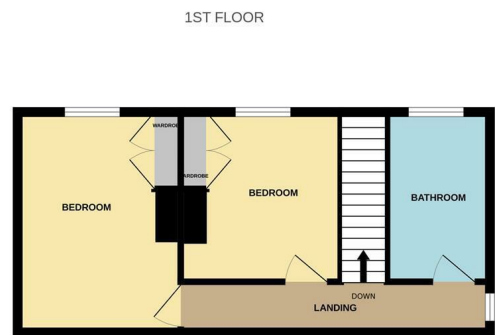
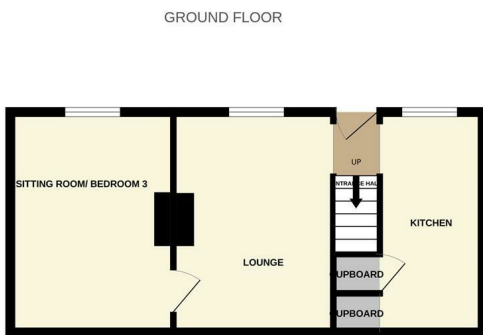


35A

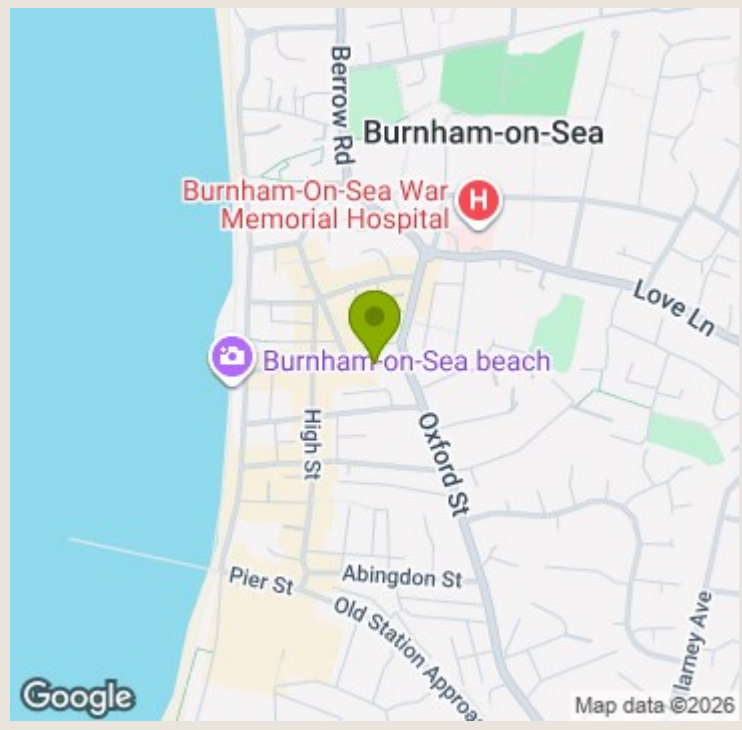








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**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

