



21 Poplar Road

Burnham-On-Sea, TA8 2HD

Price £295,000



# PROPERTY DESCRIPTION

An opportunity to purchase a three bedroom house situated in a 'tucked away', beach facing position in the ever popular seaside town of Burnham-on-Sea. The property enjoys breath taking coastal views with a great sense of privacy. The property offers well proportioned accommodation benefiting from having a garage, off street parking, Upvc double glazed windows and is offered with the benefit of no onward chain.

\*Entrance hall with cloakroom \*Large lounge/dining room with conservatory off, both of which enjoy a superb coastal aspect \*Three bedrooms with master having a large picture window enjoying a superb coastal aspect \*Low maintenance gardens to front and rear \*Gas central heating with modern boiler \*Garage \*Off street parking  
\*Offered with no onward chain \*An early application to view is recommended by the selling agent

## Local Authority

Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			90
(81-91) B			
(69-80) C		75	
(55-68) D			
(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 double glazed door to:

### **Entrance Porch**

6'1" x 4'5" (1.87 x 1.35)

Upvc double glazed windows to front and side, plumbing for automatic washing machine and part glazed door to:

### **Entrance Hall**

Understair cupboard, storage cupboard and stairs rising to first floor

### **Cloakroom**

Comprising of a close coupled w/c, vanity wash hand basin with cupboards below, Upvc double glazed obscured window to front

### **Lounge/Diner**

17'5" x 14'1" (5.33 x 4.30)

Coved ceiling, four wall light points and double glazed window and patio doors opening to the conservatory, enjoying a superb coastal aspect

### **Conservatory**

13'10" x 6'3" (4.23 x 1.93)

Upvc double glazed construction, enjoying superb coastal aspect. Upvc double glazed french doors opening to the garden

### **Kitchen/Breakfast Room**

13'11" x 7'11" (4.25 x 2.42)

Fitted with a comprehensive range of wall and floor units to incorporate a

1 1/2 board drainer sink unit, gas and electric cooker points, part tiled walls, built in open fronted storage cupboard, breakfast bar, and double glazed window

### **First Floor Landing**

Access to roof space

### **Bedroom 1**

13'8" maximum in wall length built in wardrobe x 1 (4.18 maximum in wall length built in wardrobe x 3.)

Feature window with panoramic coastal views

### **Bedroom 2**

9'11" x 7'6" (3.04 x 2.31)

Shelved storage cupboard and double glazed window

### **Bedroom 3**

10'5" x 5'6" (3.20 x 1.69)

Double glazed window

### **Bathroom**

7'5" x 5'0" (2.28 x 1.54)

Comprising of a panelled bath with a mixer tap and shower attachment, close coupled w/c, pedestal wash hand basin, stainless steel towel rail and extractor fan

### **Outside**

To the front of the property is a pedestrian access gate into a walled

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garden laid for ease of maintenance.

To the rear of the property is a low maintenance garden with superb coastal aspects.

Located a short distance away from the property is a GARAGE with off street parking directly to the front.

## Description

### 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

- Mains gas, electric and water
- Water metered
- Gas 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)









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

