



4 Brightstowe Road  
Burnham-On-Sea, TA8 2HW  
Price £650,000



# PROPERTY DESCRIPTION

An opportunity to purchase a deceptively sized six bedroom detached house situated in arguably one of the most requested roads in Burnham-on-Sea with aspect towards the inland lighthouse to the front.

The property briefly comprises of an imposing entrance hall, living room, large open plan lounge/dining /family room, beautifully appointed kitchen with bi-fold doors to the garden, utility room and study. With 6 first floor bedrooms, master en-suite, family bathroom, separate w/c and utility. A large mature garden to the rear and hot tub/office/storage shed to the side. An early viewing is advised.

Entrance porch\* entrance vestibule\* entrance hall\* living room\* lounge\* kitchen with bi-fold doors\* dining room\* study/office\* utility area\* six first floor bedrooms\* master en suite shower room\* family bathroom\* gas central heating\* upvc double glazed windows\* attractive mature plot\* Must be seen.

## Local Authority

Somerset Council Council Tax Band: G

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>			78
(55-68) <b>D</b>		62	
(39-54) <b>E</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)

### Open Fronted Entrance Porch

With light and feature arched window to side. Tiled floor.

Entrance Vestibule with door to inner lobby with obscure glazed window to the front and door to the::

### Entrance Hall

Stairs rising to first floor, under stair storage cupboard, wood flooring through to the kitchen.

### Cloakroom

Close coupled w.c., vanity wash hand basin, obscured glazed window to side.

From the entrance vestibule obscured glazed door and matching side panels open to the :

### Living Room

16'11" x 12'4" (5.16 x 3.78)

Upvc double glazed bay window to front with aspect towards the inland lighthouse.

Brand new carpet, picture rail, coved ceiling.

### Study/Office

12'11" x 12'4" (3.96 x 3.76)

Upvc double glazed window to side, feature fire surround, picture rail and coved ceiling

### Lounge

16'4" x 15'5" (4.98m x 4.70m)

Generously sized lounge with a feature log burner (not in use, but could be re-opened), door to the hallway, Upvc double glazed bay window to the side and an opening to the:

### Dining Room

16'11" x 14'9" (5.16m x 4.50m)

Space for an 8 seater table and bookcase with storage under. Upvc double glazed window to side

### Kitchen/breakfast room

22'8" x 14'9" (6.91 x 4.52)

The newly fitted kitchen comprises of an island worktop/breakfast table, space for an american style fridge freezer, range style oven, 1 1/2 board drainer sink unit with quooker tap, ample of storage space and room for a small dining table. This superb room has a triple aspect with Upvc double glazed bi-folding doors opening onto the large rear garden. A separate Upvc double glazed door to the side garden.

### Porch/Utility Area

14'2" x 7'4" (4.32 x 2.26)

Part brick and part wooden construction with tiled floor. Glazed door giving access to garden.

### First Floor Landing

Upvc double glazed window to the side on the half landing. Access to part boarded roof space, two Velux roof lights, loft ladder. Airing cupboard housing the gas fired boiler supplying domestic hot water and radiators, water tank.

### Master Bedroom

15'1" x 13'6" (4.6 x 4.14)

Upvc double glazed windows to the side. Picture rail.

### En Suite Shower Room

5'2" x 4'3" (1.6 x 1.3)

Comprising corner shower cubicle, pedestal wash hand basin and close coupled w.c. Extractor fan, laminate flooring.

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## Bedroom 2

16'11" x 12'11" (5.18 x 3.96)

Upvc double glazed windows to the front and side. Coved ceiling, recessed spotlights.

## Bedroom 3

12'9" x 11'10" (3.89 x 3.63)

Upvc double glazed window to side. Picture rail.

## Bedroom 4

11'5" x 7'6" (3.48 x 2.31)

Picture rail, upvc double glazed window to side.

## Bedroom 5

11'8" x 8'11" (3.56 x 2.72)

Upvc double glazed window to side, picture rail, wash hand basin.

## Bedroom 6

14'9" x 10'7" (4.52 x 3.23)

Upvc double glazed window to side.

## Family Bathroom

8'9" x 8'7" (2.69 x 2.64)

Fitted with a high quality suite comprising large tiled shower enclosure with rainhead and handheld shower, panelled bath with side taps and close coupled w.c. Vanity wash hand basin, heated towel rail, two upvc double glazed obscured windows to the side, attractive recessed spotlights.

## Cloakroom

Comprising white suite of close coupled w.c., pedestal wash hand basin, double glazed Velux window, laminate flooring and internal door to :

## First floor utility

With plumbing for automatic washing machine, space for tumble dryer, light and power

and upvc double glazed window to side.

## Outside

To the front of the property is a brick boundary wall with opening providing access to a driveway offering off street parking for numerous vehicles. There is potential to create garaging to either side of the property should it be required and subject to any necessary consents.

Side gate to the right hand side of the property leads to an attractive area of garden with an outhouse suitable for an enclosed hot tub/office/storage space.

Side gate to the left hand side of the property leads to an area of garden laid with tiles and raised planters, leading into the main area of the rear garden laid to lawn

## Rear Garden

The rear garden is principally laid to lawn with numerous mature bushes, trees, shrubs etc with large summerhouse immediately to the rear of the property. Adjoining the family room is a good sized area of decking which extends to the left hand side offering a further area of seating.

The gardens are a particular feature of the property making a full inspection essential.

## 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

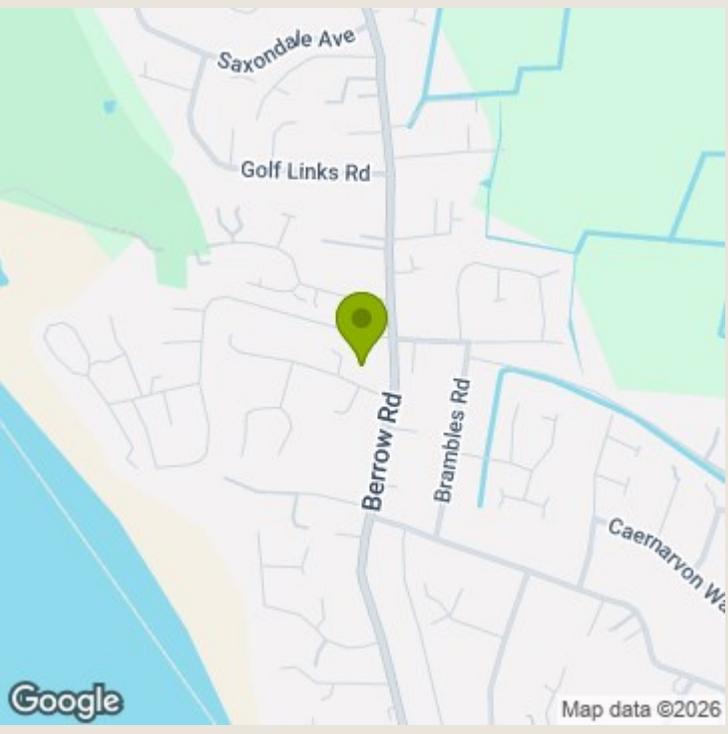
Broadband and Mobile signal or coverage in the area. For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below: [checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)  
[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information: [flood-map-for-planning.service.gov.uk/location](https://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.
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