



14 Hawkins Close

Burnham-On-Sea, TA8 2TN

Price £299,995



PROPERTY DESCRIPTION

A newly refurbished, semi detached, three bedroom bungalow with adjoining one bedroom annexe. Situated in a popular, residential area, approximately one mile from Burnham on Sea town centre and beach.

Main Bungalow Council Tax - Band C

Annexe Council Tax - Band A

Main bungalow: Entrance porch* Lounge* Modern, re-fitted kitchen/dining room* Conservatory* Three bedrooms* Wet room* Annexe: Lounge with kitchen area* Bathroom* Bedroom* Ample parking to the front and side* Gas central heating with new boiler* Double glazing* Enclosed, lawned gardens to the side and rear*

Local Authority

Somerset Council 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			87
(81-91) B			
(69-80) C		71	
(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 entrance door with obscure glazed panel to the:

Entrance Porch

Tiled floor. Two upvc double glazed obscured windows, radiator and glazed door to the:

Lounge

16'4" x 10'4" (5 x 3.17)

Double radiator and upvc double glazed window overlooking the front. Television point, hard flooring and door to the:

Inner Hall

Built in airing cupboard with slatted shelving. Access to roof space.

Newly Fitted Kitchen/Diner

23'1" overall x 12'6" (7.04 overall x 3.83)

Fitted with a range of modern cream fronted units including base cupboards and drawers and matching wall mounted cupboards and contrasting worktops over. Single drainer stainless steel sink unit, integrated fridge, space for dishwasher, space for cooker, extractor hood and opening to the dining area with double radiator and sliding patio doors to the:

Conservatory

16'11" maximum x 8'2" (5.16 maximum x 2.50)

With tiled floor, upvc double glazed windows, double glazed French doors to the rear garden and double glazed door to the side. Radiator. Door to the annexe.

Bedroom 1

10'9" x 10'4" (3.28 x 3.15)

With built in wardrobe with mirror fronted sliding doors. Upvc double glazed window to the side.

Bedroom 2

11'2" x 9'2" (3.42 x 2.81)

With radiator and upvc double glazed window to the side.

Bedroom 3

8'10" x 7'10" (2.7 x 2.39)

With double glazed window to the front. Radiator.

Wet Room

6'5" x 5'7" (1.97 x 1.71)

Newly fitted with a wall mounted shower, pedestal wash hand basin, low level w.c. radiator and upvc double glazed obscured window.

Annexe Lounge/Kitchen

12'3" x 12'7" (3.74 x 3.86)

Fitted with a kitchen area including base cupboards, drawer and wall mounted cupboards. Wall mounted gas fired boiler. Worktops with tiled splashbacks and double glazed window to the front. French doors to the side garden.

Annexe Bedroom

11'9" x 9'8" plus door recess (3.60 x 2.96 plus door recess)

Double glazed window overlooking the garden, radiator and half glazed door to the side.

Shower Room

5'7" x 5'5" (1.72 x 1.66)

Comprising tiled shower cubicle, low level w.c., pedestal wash hand basin, tiled splashbacks, ladder style towel rail, obscure double glazed window.

Outside

To the front of the property there is an open plan area of lawn.

To the side there is a good sized gravelled area providing parking for a number of

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vehicles with evergreen screen and leads to the main area of garden which is laid to lawn and extending to the side of the Annexe with timber fencing and two garden sheds.

Rear Garden

Accessed from the conservatory is the rear garden which is laid mainly to lawn with shrub borders and decking area. Garden shed.

Agents Note

The property was subject to a fire in the summer of 2025. Please ask the agents for more information

Description

This three bedroom, semi detached bungalow has been recently completely refurbished and is situated in a 'tucked away', cul de sac position in a popular, residential area on the outskirts of Burnham on Sea.

Having recently undergone a scheme of refurbishment works, the well-planned accommodation is neutrally decorated and carpeted. The brand new kitchen has been fitted with a range of modern units and opens into a light dining area with roof light and tiled floor. The three bedrooms are of a good size and there is a convenient, new wet room.

The bungalow is connected by a conservatory to the one bedroom annexe which provides self contained accommodation as it also has two of it's own private entrances. There is a lounge with kitchenette, bathroom and double bedroom.

Externally, to the front and side of the property there is a good size area for parking which leads to the side of the property where there is a generous, enclosed area of lawn. There is a further, lawned garden area to the rear of the property enjoying a good degree of privacy.

This really is a property that requires an internal viewing to fully appreciate the condition, size and flexibility of the new refurbished accommodation.

Directions

From the Esso Garage at the top of Love Lane, proceed out of Burnham towards the M5. Take the first turning off the roundabout onto the continuation of Love Lane and first right into Hawley Way. Proceed to the end of Hawley Way and turn left onto Grenville Road then second right into Hawkins Close where the bungalow can be found at the head of the cul de sac.

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

EPC - Main Bungalow Band C.

EPC- Annexe Band C.

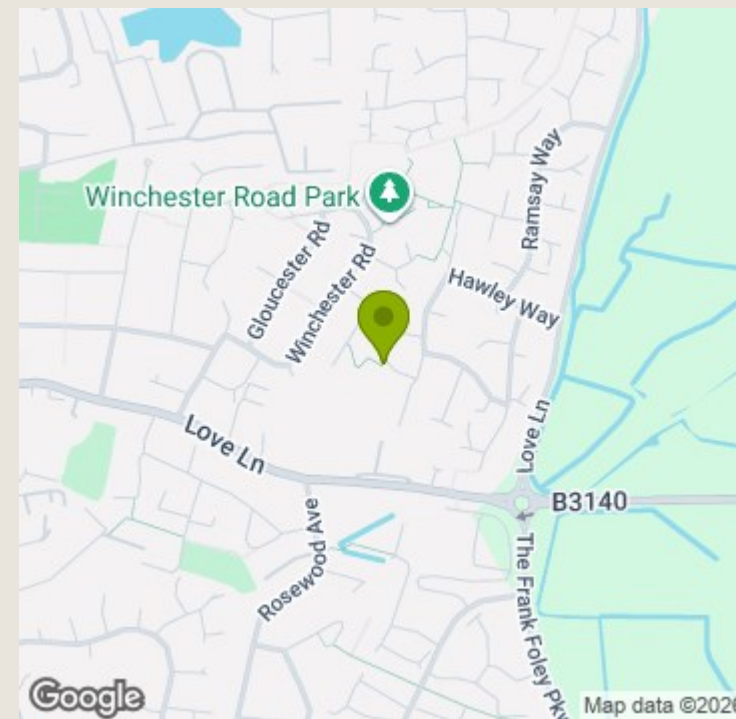








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Hozonix ©2025



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.
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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

