



38 Burnham Road

Highbridge, TA9 3JH

Price Guide £250,000





# PROPERTY DESCRIPTION

PRICE GUIDE £250,000 - £295,000

An extended and deceptively sized three bedroom detached bungalow in need of some updating. Set in an enclosed, good sized, mature plot and benefiting from having a large garage. Offered with the benefit of no onward chain, an early application to view is strongly recommended by the vendors selling agents.

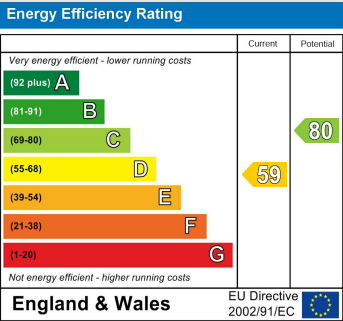
\*Entrance hall \*Good size lounge/diner with conservatory off \*Kitchen with lean-to/utility off \*3 bedrooms \*Master en-suite shower room \*Family bathroom \*Gas central heating \*Upvc double glazed windows \*Garage \*Enclosed good sized garden  
\*In need of modernization and improvement \*Must be seen \*No onward chain

## Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: D



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## Accommodation (Measurements are approximate)

This property is of non standard construction and has a tiled roof.

Upvc double glazed obscured door to:

### Entrance hall

Access to roof space, cloaks cupboard, storage cupboard and airing cupboard

### Lounge/diner

18'9" x 17'4" (5.72 x 5.29)

Feature fire surround, display recess, wall light points, Upvc double glazed window to rear and Upvc double glazed patio doors opening to:

### Conservatory

12'2" x 8'0" (3.72 x 2.44)

Part Upvc double glazed construction with two french doors opening to the rear garden

### Kitchen

12'6" x 10'3" (3.83 x 3.14)

Fitted with a range of wall and floor units to incorporate integrated gas hob, electric oven, space for fridge, plumbing for automatic washing machine, 1 1/2 board drainer sink unit, tiled floor, Upvc double glazed window to rear and Upvc double glazed door to:

### Side porch/utility

Part block part Upvc double glazed construction and Upvc double glazed to outside

### Bedroom

12'2" x 10'11" (3.72 x 3.34)

Upvc double glazed window to front and opening to:

### En-suite shower room

10'11" x 5'7" (3.34 x 1.71)

Large shower cubicle, close coupled w/c with concealed cistern, vanity hand wash basin, tiled floor and Upvc double glazed window to rear

### Bedroom

13'4" x 9'6" (4.08 x 2.92)

Upvc double glazed window to front

### Bedroom

8'7" x 7'8" (2.63 x 2.34)

Built in storage cupboard, Upvc double glazed window to side

### Family bathroom

5'9" x 5'1" (1.77 x 1.56)

Comprising of a paneled bath with shower over, vanity hand wash basin with cupboards below, close coupled w/c with concealed cistern and Upvc obscured double glazed window to side

### Outside

The front gate given access to a block pavia pathway which leads to the front door and extends to either side of the property. The property is set within a good sized plot which is part walled part, has numerous trees, bushes, shrubs, large lawn area and patio area. The gardens are a

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particular feature of this property that makes a full inspection essential.

A shared access lane from the front of the property leads to the:

## Garage

13'6" x 24'0" (4.13 x 7.33)

Remote controlled roller door Upvc double glazed window to rear and Upvc double glazed door to the rear garden

## Description

This deceptively sized, extended, detached bungalow offers well proportioned living accommodation that must be seen to be fully appreciated. The property briefly comprises of a good sized entrance hall, large lounge/dining room with good sized conservatory off, kitchen with lean-to/utility, three bedrooms with master having an en-suite shower room and family bathroom. The property is set in a large, mature, enclosed plot with a good sized garage. The property is in need of some modernization and improvement but offers great potential for an individual to put their own mark on this attractive detached property.

## Directions

From the roundabout at the junction on Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street which then joins Highbridge Road, proceed to the roundabout with the junction of Marine Drive and proceed over the roundabout turning left into Old Burnham Road. Proceed down Old Burnham Road bearing to the left where the property will be found towards the end of the cul-de-sac on the

left hand side.

## Material Information

Additional information not previously mentioned

- Brick and rendered with a steel frame and tiled roof.
- 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)















GROUND FLOOR  
1141 sq.ft. (106.0 sq.m.) approx.



TOTAL FLOOR AREA: 1141 sq.ft. (106.0 sq.m.) approx.

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 misstatement. 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.
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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

