



23 Manor Road

Burnham-On-Sea, TA8 2AS

Price £550,000





# PROPERTY DESCRIPTION

An imposing four bedroom, four reception room, Edwardian detached house with good sized garden, triple detached garage and gated off street parking situated within a short walk of the town centre and sea front. The property retains great character and charm and must be seen to be fully appreciated.

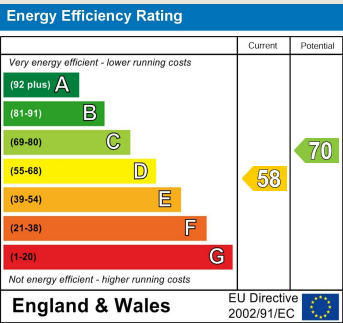
Entrance porch\* entrance hall\* lounge\* dining room\* large conservatory/garden room off\* kitchen/breakfast room\* large rear porch with cloakroom and utility areas off\* large part galleried first floor landing\* four bedrooms\* master en suite shower room\* family bathroom\* upvc double glazed windows\* gas central heating\* good sized gardens\* detached triple garage\* gated off street parking\* great character and charm\* conveniently situated.

## Local Authority

Somerset Council Council Tax Band: F

Tenure: Freehold

EPC Rating: D



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## Accommodation (Measurements are approximate)

Glazed double doors gives access to the:

### Entrance vestibule

Tiled floor, feature stained glass entrance door with matching side panels to the:

### Imposing Reception/Entrance Hall

12'11" x 8'0" (3.96 x 2.44)

Feature staircase rising to the first floor, cornice ceiling with decorative ceiling rose, understair storage cupboard, pantry/larder, double glazed window to the rear.

### Lounge

18'9" maximum x 13'6" (5.74 maximum x 4.14)

Upvc double glazed bay window to the front, corniced ceiling, picture rail, feature fire surround with recessed wood burner, wall light points.

### Dining Room

15'3" x 13'6" (4.65 x 4.14)

Upvc double glazed window to the front, ceiling rose, cornice ceiling, picture rail, two double glazed doors opening to the:

### Conservatory/Garden Room

17'0" x 12'1" (5.19 x 3.70)

Part brick and part upvc double glazed construction with vaulted ceiling and four double glazed roof lights. Upvc double glazed windows to the side and rear and two upvc double glazed French doors opening to the rear garden. Cupboard housing the gas boiler supplying domestic hot water and radiators.

### Kitchen/Breakfast Room

22'0" x 13'3" (6.73 x 4.04)

Fitted with an extensive range of wall and floor units, feature Minerva worktops with recessed sink, four oven electric Aga, integrated dishwasher, space for American style fridge/freezer, two upvc double glazed windows to the side and two upvc double glazed French doors opening to outside. Central island with storage below. Space for large breakfast table and chairs and door to the:

### Rear Porch

17'1" x 7'3" (5.23 x 2.21)

Tiled floor, upvc double glazed windows and upvc double glazed door to outside.

### Cloakroom

Close coupled w.c., vanity wash hand basin with cupboard below, obscured double glazed window to the side.

### Utility Area 1

6'9" x 6'5" (2.08 x 1.98)

Plumbing for automatic washing machine, Belfast sink, space for tumble dryer, upvc double glazed window to the side.

### Utility Area 2

6'5" x 5'8" (1.97 x 1.74)

Space for fridge/freezer and window to the side.

### First Floor Landing

Part galleried split level landing with feature ceiling rose, cornice ceiling, picture rail. Rear landing with double glazed window and access to roof space via pull down ladder.

### Master Bedroom

15'3" x 13'6" (4.65 x 4.14)

Dual aspect upvc double glazed windows overlooking the Manor Gardens to the side. Picture rail and cornice ceiling. Door to:

### En Suite Shower Room

9'1" x 8'0" (2.79 x 2.44)

Fitted with a high quality suite comprising large corner shower cubicle, rain head and hand held shower, vanity wash hand basin with cupboards below, close coupled w.c. with concealed cistern, bidet, further vanity unit with wash hand basin and cupboards below. Spotlights, extractor fan and upvc double glazed door to the Large balcony area to the front of the property.

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## Bedroom 2

13'6" x 12'4" plus door recess (4.14 x 3.78 plus door recess)

Fitted wardrobes, upvc double glazed window to the front, vanity wash hand basin with cupboards below.

## Bedroom 3

9'6" x 7'6" (2.92 x 2.31)

Double glazed window to the rear, picture rail, built in wardrobe.

## Bedroom 4

14'9" x 13'8" (4.5 x 4.17)

Dual aspect upvc double glazed windows overlooking Manor Gardens to the side and towards the bowling green to the rear. Airing cupboard and range of built in wardrobes.

## Family Bathroom

10'0" x 7'1" (3.05 x 2.16)

Comprising white suite of panelled bath, corner shower cubicle, pedestal wash hand basin and close coupled w.c. Upvc double glazed obscured window to the side. Extractor fan, radiator/heated towel rail and tiled walls.

## Outside

To the front of the property is a brick boundary wall with iron railing over. Two gates give access to the pathway leading to the front door. The front garden is laid for ease of maintenance with shrubs and bushes.

## Rear Garden

Good sized attractive rear garden with greenhouse, summerhouse, shed and sweeping pathways leading to the rear of the property with borders to the sides containing numerous shrubs and bushes. Shared access lane accessed from St Andrews Road leads to a five bar gate opening to the off street parking area for numerous vehicles and access to the:

## Triple Garaging

Double garage area 5.78 x 5.30 (18'11" x 17'4") with two up and over doors, light and power. Leading internally to a further garage 6.56 x 3.78 (21'6" x 12'4") with two wooden opening doors with access door to the side. Light and power.

## Description

This stunning Edwardian house occupies a most convenient location being within a short walk of the town centre and sea front.

This impressive property briefly comprises entrance porch, imposing entrance hall, lounge with wood burner, separate dining room with large conservatory/garden room off, beautifully appointed kitchen/breakfast room with large rear porch, cloakroom and utility areas. To the first floor there is a large imposing galleried landing, four bedrooms with the master having a Jack and Jill style en suite shower room and a family bathroom.

The property has a good sized garden to the rear with rear vehicular access to gated driveway offering off street parking which in turn leads to the triple detached garage.

The property retains a great deal of character and charm making an early application to view essential.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- Solar panels to the roof
- 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)

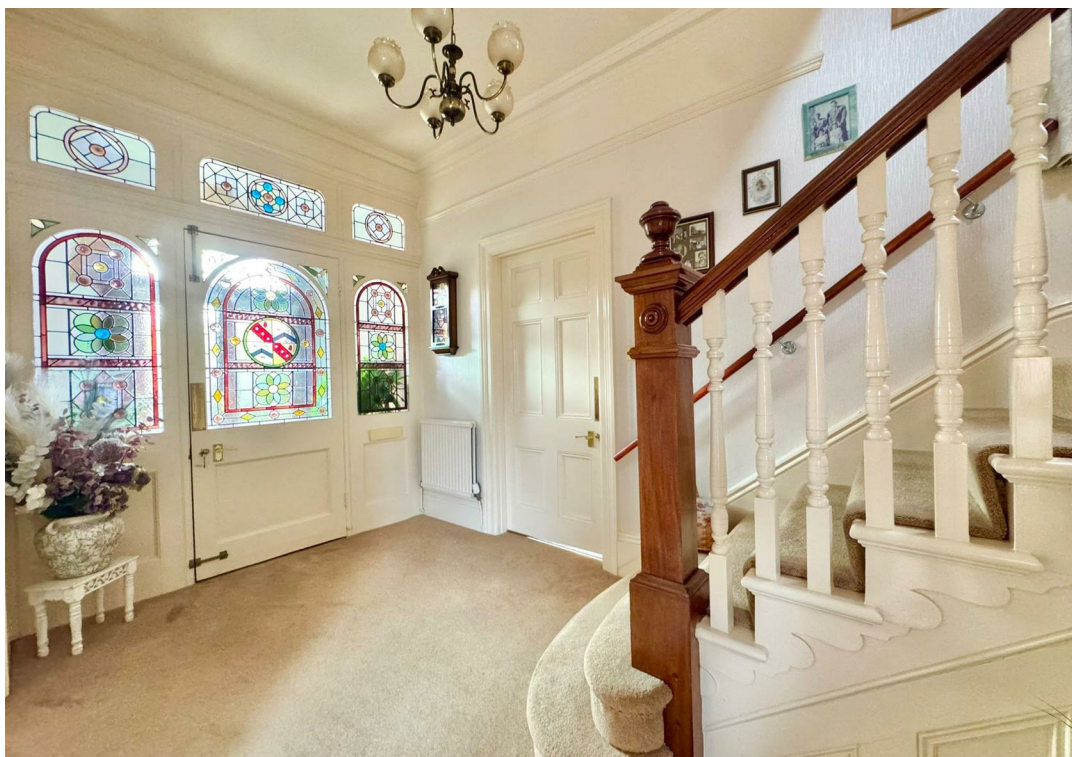
Flood Information:

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









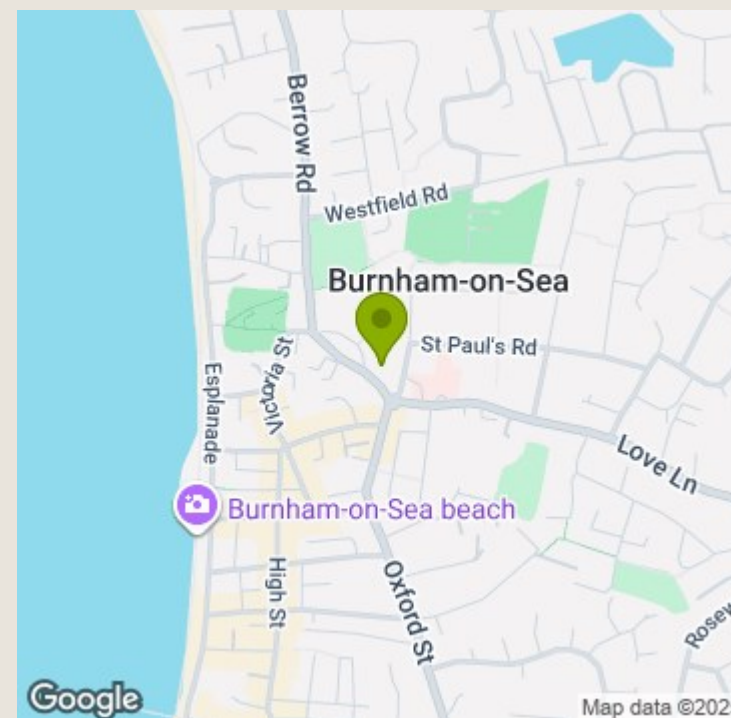








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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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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