

2 Warwick Gardens, Burnham-on-Sea, Somerset, TA8 2ST

Asking Price: £335,000 Freehold

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- Three-bedroom bungalow
- Cul-de-sac position
- Requiring modernisation throughout
- Lounge and kitchen/diner
- Bathroom
- Gardens to front and rear
- Driveway to the front plus additional nearby driveway
- Offered with no onward chain





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Property Description:

*** THREE BEDROOM LINK-DETACHED BUNGALOW *** NO ONWARD CHAIN ***

Situated in a pleasant cul-de-sac position, this link-detached three-bedroom bungalow offers an excellent opportunity for those looking to modernise and create a home to their own taste. Occupying a generous plot with gardens to both the front and rear, the property also benefits from driveway parking to the front together with an additional nearby driveway.

The accommodation briefly comprises a welcoming lounge, a kitchen/diner, three bedrooms, a bathroom and a separate W.C.



Although requiring updating throughout, the property offers well-proportioned accommodation and fantastic potential for improvement.

Outside, the enclosed rear garden provides a good degree of privacy, while the front garden and driveway offer further practicality. In addition to the driveway immediately to the front of the property, there is a second driveway located close by, providing valuable additional parking.

Offered to the market with no onward chain, an early viewing is highly recommended to fully appreciate the potential on offer.



Material Information:
Freehold

Council Tax Band D (£2570.24 per year 2026/27)

Flood Risk Summary: https://check-long-term-flood-risk.service.gov.uk/risk# (low/very low)

EPC on order









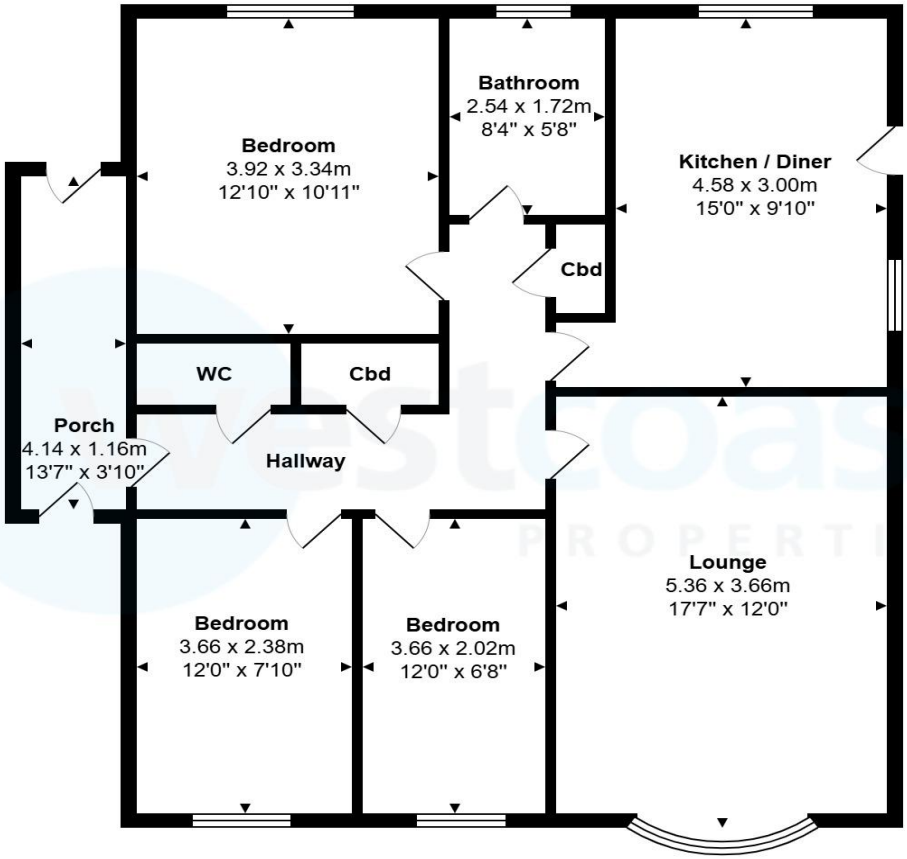

VIEWING ARRANGEMENTS:

By appointment with Westcoast Properties
Tel. No: 01278 784884
E-mail: infoburnham@westcoastproperties.uk.com
websites including www.westcoastproperties.uk.com, www.onthemarket.com and www.rightmove.co.uk

PLEASE GIVE US AS MUCH NOTICE AS POSSIBLE FOR WEEKEND VIEWINGS TO AVOID DISAPPOINTMENT.

PLEASE NOTE:

1. The photographs may have been taken using a wide angle lens. 2. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you. 3. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. 4. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. 5. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property. 6. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer. 7. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.
Consumer Protection from Unfair Trading Regulations 2008.
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or to fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mention within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



total area: 87.7 m² ... 944 ft²

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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