

45 Berrow Road, Burnham-on-Sea, Somerset, TA8 2HJ

Offers Over: £375,000 Freehold

westcoast PROPERTIES

- First time on the market for over 40 years
- Substantial corner plot in a highly sought-after location
- Easy walk to the beach and Burnham-on-Sea town centre
- Four generous double bedrooms
- Spacious lounge and separate dining room
- Downstairs & upstairs W.C.
- Shower Room
- Well-maintained throughout with scope for modernisation
- Established front and rear gardens





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Property Description

*** FABULOUS FOUR BEDROOM DETACHED *** NO ONWARD CHAIN ***

Offered to the market for the first time in over 40 years, this attractive four-bedroom detached home occupies a substantial corner plot in one of Burnham-on-Sea's most sought-after locations. Ideally positioned within easy walking distance of both the beach, located at the end of the road, and the town centre, the property presents a rare opportunity to acquire a generously proportioned family home with enormous potential and scope to extend (subject to any required consents).

Having been lovingly maintained over many years, the property is presented in good condition throughout whilst offering buyers the opportunity to modernise and personalise to their own tastes.

The well-planned accommodation briefly comprises an entrance hall, spacious lounge, separate dining room, kitchen and a convenient downstairs W.C. To the first floor are four genuine double bedrooms and a shower room, along with a seperate w.c, providing ample space for growing families or those working from home.

Outside, the property continues to impress with established, beautifully tended gardens to both the front and rear, creating attractive outdoor spaces to enjoy throughout the year. A private driveway provides off-road parking and leads to the attached garage. There is also a utility area accessed via the kitchen or externally.

Available with no onward chain, this is a fantastic opportunity to secure a substantial family home on a generous corner plot in a highly desirable coastal location, offering excellent scope to enhance and add value over time.

Material Information:

Freehold
EPC on order
Council Tax Band D
Flood Risk Summary: https://check-long-term-flood-risk.service.gov.uk/risk# (very low)
*Please note, probate is in the process of being obtained.









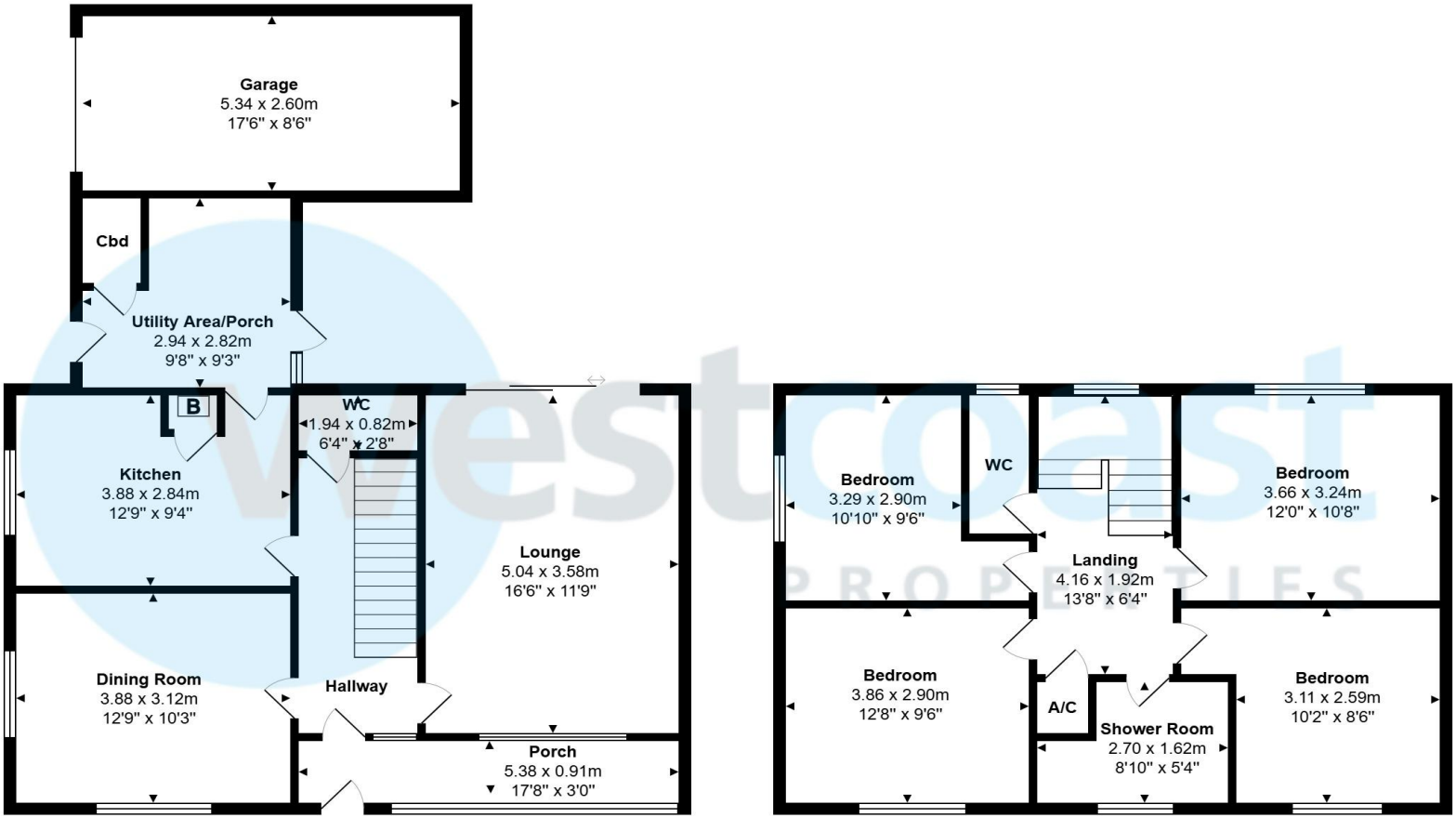

VIEWING ARRANGEMENTS:

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: 136.2 m² ... 1466 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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