

20 Lynton Road, Burnham-on-Sea, Somerset, TA8 1PW

Asking Price: £289,950 Freehold

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- Beautifully presented four-bedroom period home
- Two spacious bay-fronted reception rooms, including a cosy living room with a recently installed wood-burning stove.
- Stylish fitted kitchen with integrated appliances opening into a bright dining area with garden access.
- Separate utility room and ground floor cloakroom for added practicality.
- Four generous bedrooms, including a principal bedroom with contemporary en-suite shower room.
- Modern family bathroom, excellent built-in storage and a large, boarded loft with ladder access.




IN MY LIFE
IN MY LIFE
SENSATIONAL
BEATLES
THE FEMALE DANCERS

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Property Description:
*** BEAUTIFULLY PRESENTED FOUR BEDROOM FAMILY HOME WITH CHARACTER FEATURES & SPACIOUS ACCOMMODATION ***

A superb blend of period charm and modern living, this beautifully presented four-bedroom double-fronted home offers generous accommodation throughout, complemented by a wealth of original features including bay windows, fireplaces, cornicing and stripped wooden floors.

The property is entered via a welcoming hallway leading to two elegant reception rooms, both enjoying large bay windows to the front. The main living room features a recently installed wood-burning stove, creating a warm and inviting focal point, while the second reception room offers excellent flexibility as a sitting room, snug or home office.

To the rear, the stylish fitted kitchen is well-equipped with integrated appliances and opens seamlessly into a bright dining area with doors leading to the courtyard garden—ideal for everyday family life and entertaining. A separate utility room and ground floor cloakroom add further practicality.

Upstairs, a spacious landing with excellent built-in storage leads to four well-proportioned bedrooms. The generous principal bedroom benefits from a contemporary en-suite shower room, while the remaining generous bedrooms are served by a modern family bathroom. A substantial boarded loft, accessed via a ladder, provides exceptional additional storage or potential for conversion.

Outside, the low-maintenance rear courtyard has been thoughtfully designed for easy upkeep and features a large timber workshop with power and lighting, together with an additional garden shed.

Further benefits include gas central heating, double glazing throughout and, subject to an acceptable offer, the vendor will include a 12-month parking permit for one vehicle in nearby Lynton Road Car Park, providing a valuable convenience for the new owner.

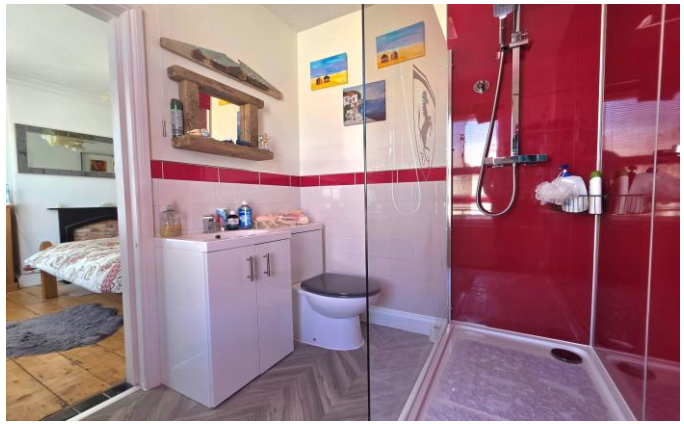
Offering an exceptional combination of character, space and modern convenience, this is a wonderful family home that must be viewed to be fully appreciated.

Material Information:
Freehold
EPC D
Council Tax Band C
Flood Risk Summary: https://check-long-term-flood-risk.service.gov.uk/risk# (low)


LAUNDRY








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

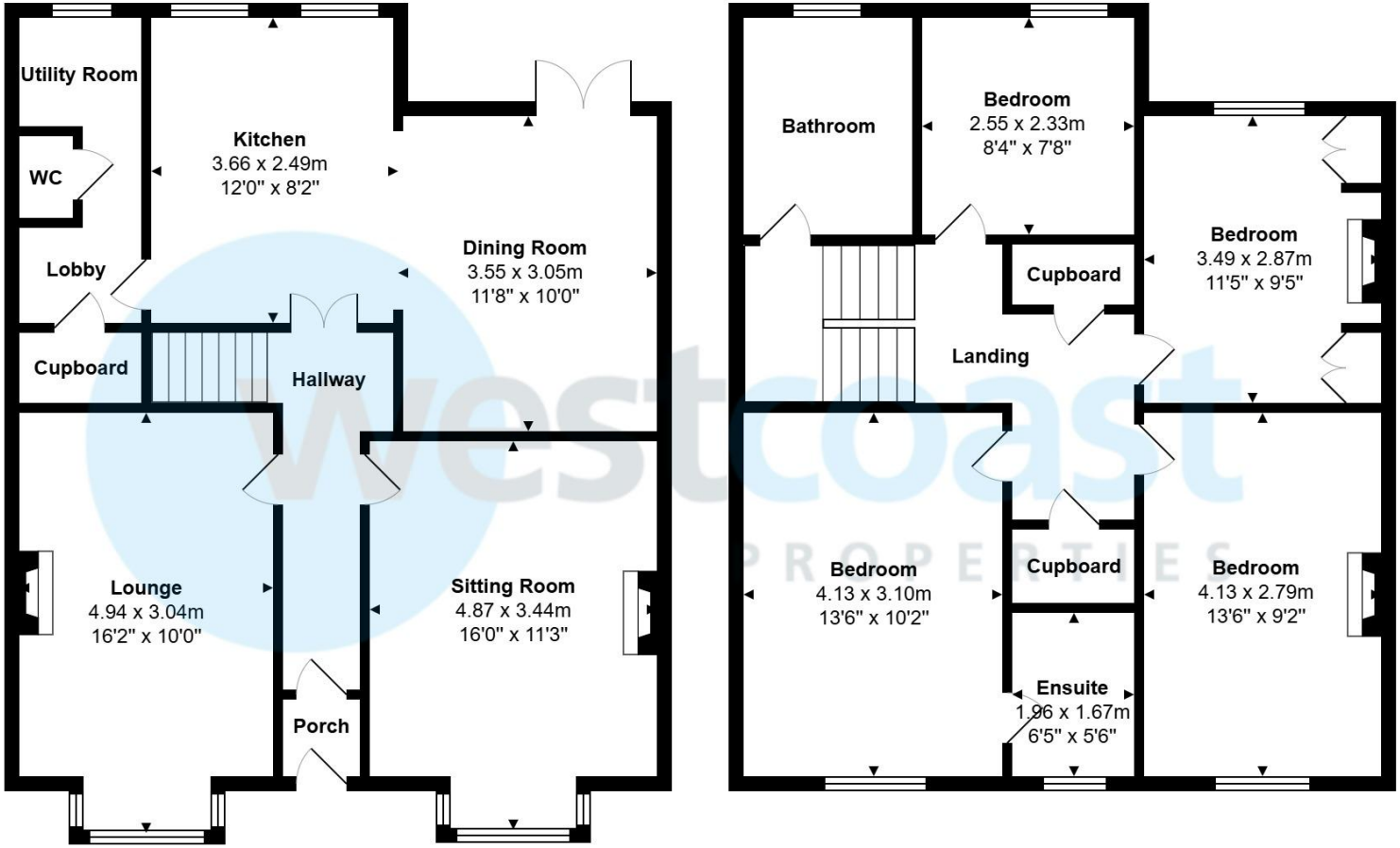
PLEASE GIVE US AS MUCH NOTICE AS POSSIBLE FOR WEEKEND VIEWINGS TO AVOID DISAPPOINTMENT.

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: 137.0 m² ... 1475 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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