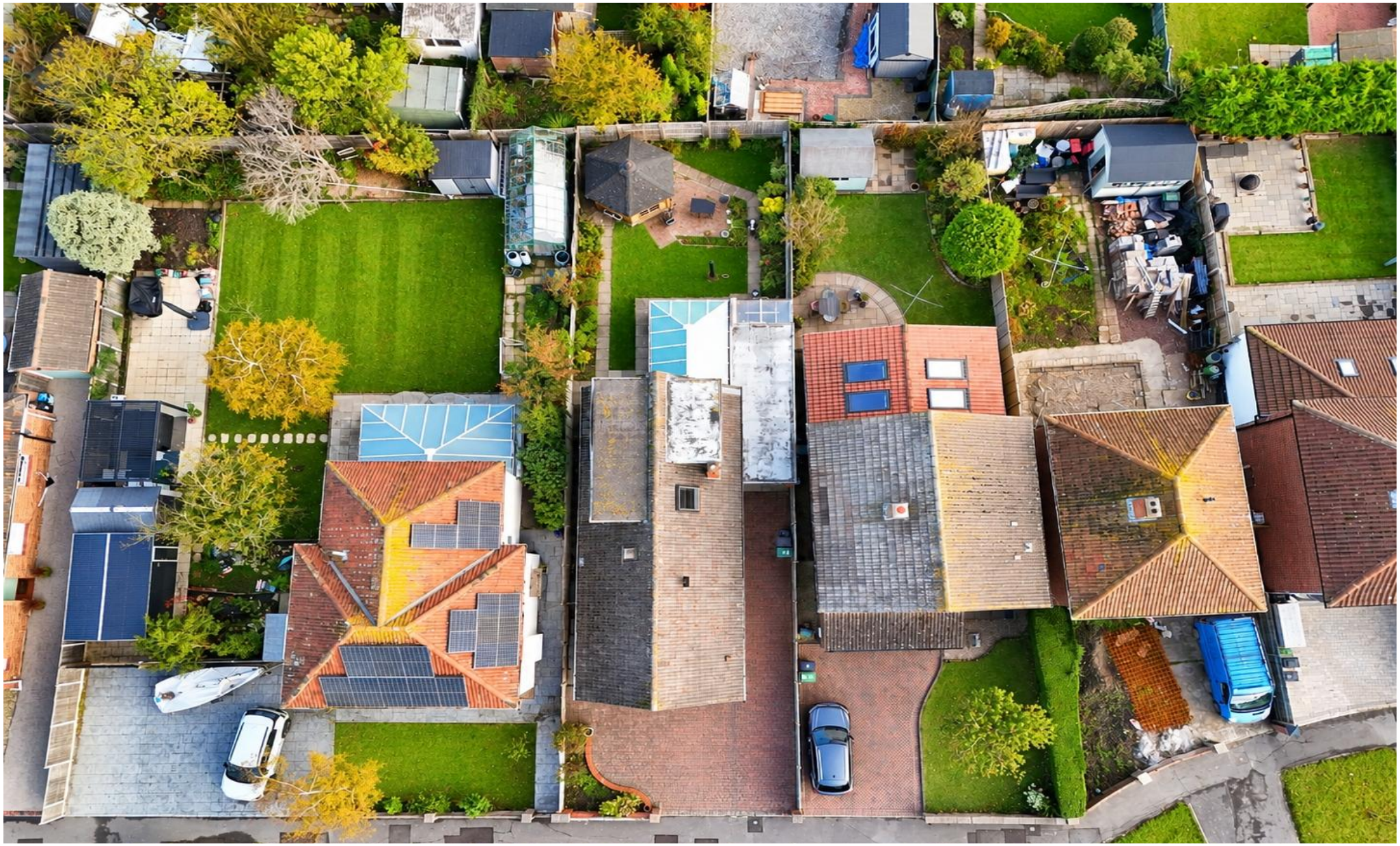


36 St. Marys Road, Burnham-on-Sea, Somerset, TA8 2BA

Asking Price: £385,000 Freehold

westcoast PROPERTIES

- Spacious Three/Four-Bedroom Detached Home
- Highly Sought-After 'Saints' Location
- Easy Walking Distance of Town Centre and Seafront
- Flexible Accommodation with Ground Floor Bedroom and Bathroom
- Two Reception Rooms Plus Conservatory
- Modern Fitted Kitchen with Granite Worktops
- Generous Enclosed Rear Garden with Timber Barbecue Hut
- Ample Off-Road Parking and Tandem Garage





36 St. Marys Road, Burnham-on-Sea, Somerset, TA8 2BA



Property Description:

GENEROUS THREE/FOUR BEDROOM DETACHED HOME WITH TANDEM GARAGE, DRIVEWAY & GARDEN

A spacious and beautifully presented three/four bedroom detached home, occupying a generous plot in the highly sought-after 'Saints' area of Burnham-on-Sea, within easy walking distance of the town centre and seafront.

One of the property's standout features is its flexible and versatile accommodation, including a ground floor bedroom and bathroom, making it ideal for those seeking the convenience of single-level living whilst retaining additional space upstairs.



The ground floor accommodation includes a generous L-shaped lounge/diner, modern fitted kitchen with granite worktops and integrated appliances, additional reception room/bedroom and a conservatory overlooking the rear garden. Upstairs are two further bedrooms and a contemporary shower room.

Externally, the property really comes into its own, benefiting from ample off-road parking for three to four vehicles, a tandem-style garage and a good-sized enclosed rear garden designed for easy maintenance and an attractive timber barbecue hut, providing an excellent space for outdoor entertaining.

Further benefits include gas central heating, UPVC double glazing and excellent storage throughout.



Combining a desirable location, generous accommodation, excellent parking and an attractive garden, this is a superb opportunity for buyers seeking a versatile, detached home close to the town and seafront. Early viewing is highly recommended.

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

As part of our legal obligations under the Proceeds of Crime Act 2002 and the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of all purchasers and establish the source of the funds being used for the purchase. Therefore, please note that once your offer has been accepted a non-refundable fee of £43.20 is chargeable to each purchaser to cover the costs of carrying out these required identity and AML (Anti Money Laundering) checks.










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

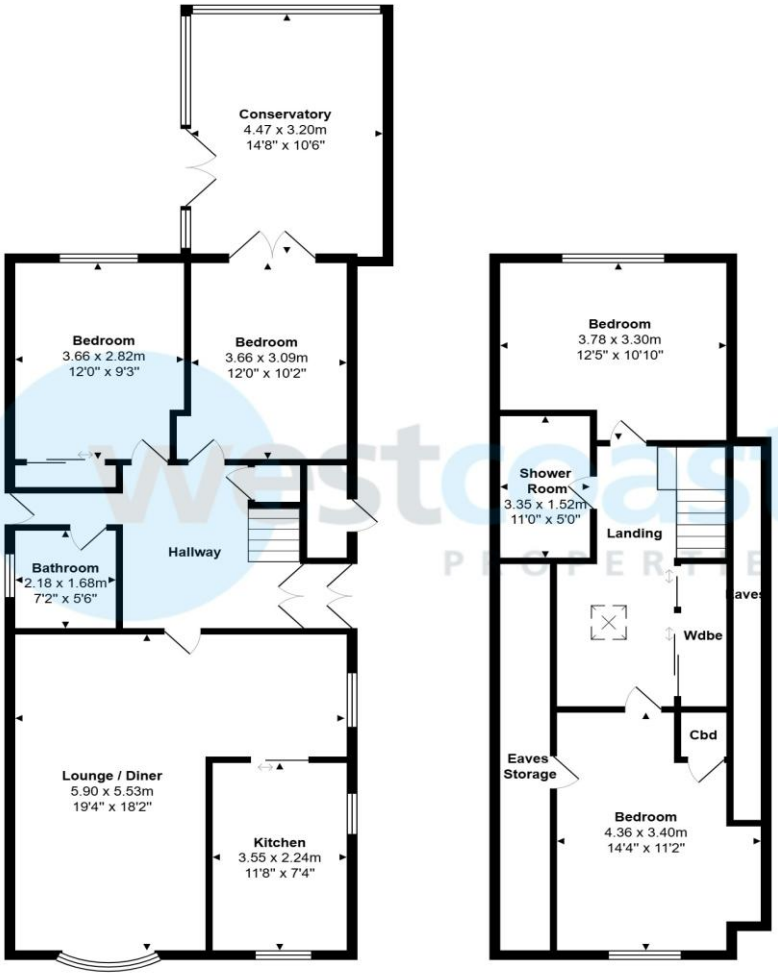
PLEASE GIVE US AS MUCH NOTICE AS POSSIBLE FOR WEEKEND VIEWINGS TO AVOID DISAPPOINTMENT.

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: 115.0 m² ... 1238 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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