

15 Ashcott Drive, Burnham-on-Sea, Somerset, TA8 1HS

Asking Price: £300,000

westcoast PROPERTIES

- Extended Bungalow
- Open Plan Kitchen/Dining/Living Area
- Two/Three Bedrooms
- Beautifully Presented
- Landscaped Rear Garden
- Flexible Accomodation
- Bathroom and Shower Room
- NO ONWARD CHAIN





# 15 Ashcott Drive, Burnham-on-Sea, Somerset, TA8 1HS

**Property Information**:
***EXTENDED SEMI-DETACHED BUNGALOW***TWO/THREE BEDROOMS***BEAUTIFULLY PRESENTED THROUGHOUT***NO ONWARD CHAIN***

Situated in a residential location within Burnham-on-Sea, this extended bungalow offers spacious and versatile accommodation, with the flexibility to be used as either a two or three bedroom property.

The accommodation comprises an entrance hallway, two bedrooms, a stunning bathroom and separate shower room. There is also a lounge which could easily be utilised as a third bedroom if required.

A particular feature of the property is the spacious open-plan kitchen, dining and living area, providing an excellent space for everyday living and entertaining, with doors opening directly onto the rear garden.

Externally, the property benefits from an attractive, landscaped rear garden featuring a paved patio, central lawn with raised flower beds. A pathway leads to a further seating area with a pergola, whilst additional benefits include timber storage facilities and a gravelled side area.

Overall, this is a well-presented and flexible bungalow offering generous living accommodation, two bath/shower rooms and an attractive garden. An internal viewing is highly recommended to appreciate all that the property has to offer. Offered to the market with the benefit of NO ONWARD CHAIN. EPC Rating Pending.

**Material Information**:
Council Tax Band B
Annual Charge - £1,999.07 (2026/27)

Flood Risk Assessment:
https://check-long-term-flood-risk.service.gov.uk/postcode

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.















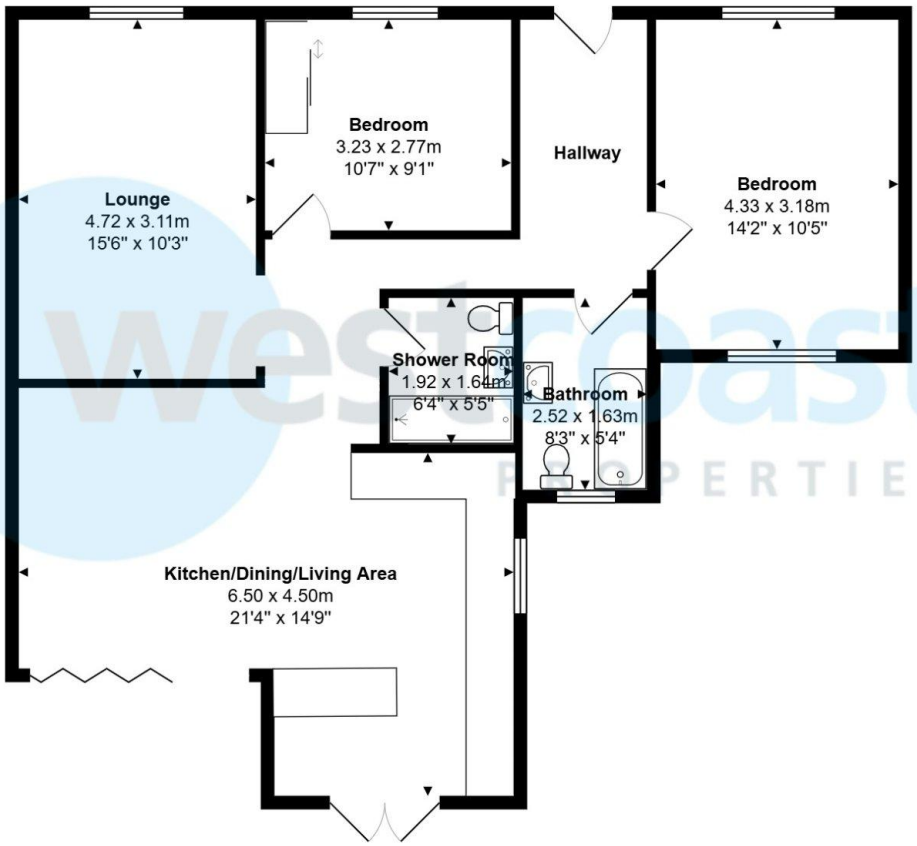

**VIEWING ARRANGEMENTS:**

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: 85.8 m² ... 923 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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## Weston-super-Mare

13/14 Alexandra Parade, Weston Super Mare, Somerset, BS23 1QT
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01934 414128

## Portishead

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01275 849362

## Nailsea

67 High Street, Nailsea, North Somerset, BS48 1AW
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01275 857773

## Burnham-on-Sea

28 High Street, Burnham On Sea, Somerset, TA8 1PA
infoburnham@westcoastproperties.uk.com
01278 784884

## Bishopston

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infobishopston@westcoastproperties.uk.com
0117 908 0062

## Patchway

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