



GIBBINS RICHARDS 

30 Southernlea Road, Burnham-On-Sea TA8 2ER  
Offers in Excess of £330,000

GIBBINS RICHARDS   
Making home moves happen



An immaculately presented four bedroom family home situated within the ever popular Burnham-On-Sea. The property is warmed by gas central heating, fully double glazed and benefits from off road parking and garage. The accommodation comprises in brief; entrance hallway, cloakroom, sitting room, dining room, kitchen and integral garage. To the first floor are four bedrooms, main with en-suite shower room and family bathroom. Fully enclosed rear garden.

Tenure: Freehold / Energy Rating: C / Council Tax Band: D

Burnham on Sea is a thriving seaside town offers an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junction 22 together with a mainline intercity railway station from the nearby Highbridge station.

NO ONWARD CHAIN  
DETACHED  
GARAGE  
OFF ROAD PARKING  
EASY ACCESS TO M5 & SEA FRONT  
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES  
FULLY DOUBLE GLAZED  
GAS CENTRAL HEATING



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Entrance Hallway	Doors to WC and sitting room. Stairs to first floor.
WC	5' 11" x 2' 11" (1.8m x 0.9m) Front aspect obscure window. WC and wash hand basin.
Sitting Room	15' 1" x 14' 5" (4.6m x 4.4m) Front aspect window. Feature fireplace. Double doors to;
Dining Room	9' 6" x 8' 6" (2.9m x 2.6m) Sliding doors to rear garden.
Kitchen	9' 6" x 8' 10" (2.9m x 2.7m) Rear aspect window. Space and plumbing for washing machine. Door to storage cupboard. Door to;
Integral Garage	19' 4" x 8' 6" (5.9m x 2.6m) Power and lighting.
First Floor Landing	Doors to four bedrooms and bathroom. Door to airing cupboard. Hatch to loft.
Bedroom 1	11' 6" x 11' 6" (3.5m x 3.5m) (max) Front aspect window. Built-in wardrobe.
En-Suite Shower Room	6' 11" x 4' 11" (2.1m x 1.5m) Side aspect obscure window. Three piece suite comprising shower enclosure, WC and wash hand basin. Heated towel rail.
Bedroom 2	11' 2" x 9' 6" (3.4m x 2.9m) (max) Rear aspect window.
Bedroom 3	11' 6" x 8' 6" (3.5m x 2.6m) Front and rear aspect windows.
Bedroom 4	7' 10" x 7' 3" (2.4m x 2.2m) Front aspect window.
Bathroom	Rear aspect obscure window. Fitted in a modern white three piece suite comprising WC, wash hand basin and bath.
Outside	To the front there is off road parking in front of the integral garage. To the rear is a fully enclosed garden.



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GROUND FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1176 sq.ft. (109.3 sq.m.) approx.

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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or 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 mentioned 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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction. We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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