



3 Ashley Avenue, Burnham-On-Sea, TA8 1LH

£240,000 - Freehold

Three Bedrooms | Two Reception Rooms | Well Proportioned Kitchen | Utility & Ground Floor WC | Spacious Family Home | Off Road Parking To Rear | Vastly Improved Over Recent Years | Quiet No Through Road | Walking Distance From St Joseph's Primary School | Council Tax Bnad: B & EPC Rating: F









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## THE PROPERTY

Well positioned, this is a nicely proportioned family home, having three bedrooms, two reception rooms and off road parking to the rear.

The front lounge has a bay window and has been extensively modernised, with new flooring, new plaster work and a wood burning stove added.

To compliment the wood burner is the gas central heating system which was installed recently. The boiler is in Bedroom Three.

Beyond the front lounge is a dining room, kitchen, WC and utility room.

The utility room gives access to the rear garden and has ample space for appliances, with plumbing and power.

To the first floor are the three bedrooms and bathroom. The main bedroom spans the entire width of the property and has plenty of natural light coming in from the south facing aspect.

Outside there is a small garden space to the front and rear garden with parking beyond.

This is a nicely positioned family home and one that should be viewed to be fully appreciated.

### Energy performance certificate (EPC)

3, Ashley Avenue BURNHAM-ON-SEA TA8 1LH	Energy rating <b>F</b>	Valid until: 11 April 2026 Certificate number: 8686-6224-8950-9899-4992
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Property type: Mid-terrace house

Total floor area: 100 square metres

#### Rules on letting this property

**!** You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

### IMPORTANT

Lees & Waters, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise. VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

If the property is leasehold full details and terms of the lease should be sought via your legal representative.

Please also note that some or all of the photographs used to market this property may have been taken with a wide angle lens, solely for the purpose of showing the property to its best advantage.

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.