



9 Links Close, Burnham-on-Sea, Somerset, TA8 2JD



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

9 Links Close, Burnham-On-Sea, Somerset, TA8 2JD

£275,000

Welcome to this super four-bedroom semi-detached townhouse in the charming town of Burnham-on-Sea, Somerset. This delightful freehold property boasts a private rear garden, perfect for relaxing or entertaining, and allocated off-street parking for two vehicles, ensuring convenience and peace of mind.

Spread over three storeys, this home offers a spacious layout with a fantastic master bedroom on the top floor, featuring an en-suite shower room for added privacy and comfort.

The property is ideally situated in Burnham-on-Sea, providing easy access to a range of local amenities, schools, and excellent transport links, making it a perfect choice for families or professionals seeking both comfort and convenience in a sought-after location.

EPC Rating C80, Council Tax Band D

- A super four bedroom, semi-detached, freehold town house
- Private rear garden
- Allocated off street parking for two vehicles
- Presented over three storeys
- A commanding master bedroom with en-suite
- Within reach of local amenities and transport links
- EPC Rating C80, Council Tax Band D





Accommodation

Entrance

On approach to the property there is a slab patio pathway and step up to a composite double glazed entrance door into hallway.

Hallway

Doors to ground floor rooms, radiator, ceiling lights.

Cloakroom

Low-level WC, UPVC double glazed window, wash hand basin and pedestal, radiator, extraction fan, ceiling light.

Kitchen / Dining Room

Wood effect vinyl flooring, a range of wall and floor units with worktops and tiled splashback over, inset stainless steel sink and drainer, four burner gas hob with oven under an extraction hood over, space and plumbing for appliances, cupboard housing wall mounted gas fired boiler, UPVC double glazed window, radiator, extraction fan, ceiling lights.

Living Room

A light and bright living space with a UPVC double glazed window and sliding patio door onto rear garden, two radiators, ceiling lights.

Stairs rising from the entrance hallway with timber balustrade to the first floor landing

First Floor Landing

Doors to first floor rooms, two useful storage cupboards, one housing hot water tank, ceiling light.

Bedroom Four

UPVC double glazed window, radiator, ceiling light.

Bedroom Three

UPVC double glazed window, freestanding wardrobe (included), radiator, ceiling light.

Bedroom Two

UPVC double glazed window, radiator, ceiling light.

Bathroom

Low-level WC, wash hand basin and pedestal, panelled bath with tiled splashbacks over, extraction fan, radiator, ceiling light.

Stairs rising from first floor landing to the master bedroom

Bedroom One

An impressive double bedroom with part sloping ceilings, UPVC double glazed window, timber framed double glazed skylight window, roof access hatch, door to en-suite, radiator, ceiling light.



En-suite

Low-level WC, enclosed mains fed shower, wash hand basin and pedestal, radiator, part sloping ceiling, extraction fan, ceiling light, UPVC double glazed window.

Outside**Front**

Mostly laid to lawn with a slab patio pathway leading to the entrance door.

Rear

A private and enclosed garden, mostly laid to Astroturf with a slab patio pathway and area idyllic for entertaining, timber shed and gated access to the side alleyway.

Parking

Two allocated off street parking space accessed underneath a neighbouring coach house property and leading to a communal car parking area.

Please Note

The property is located on a private road.

Management Company

A management company is in place, with a maintenance contribution of £TBA.

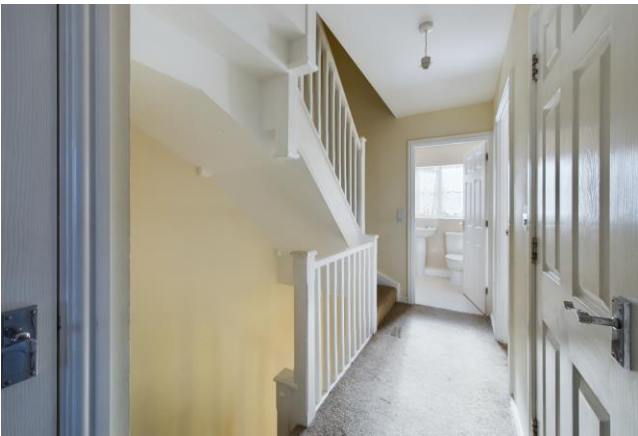
Tenure

Freehold.

Services

TBA.











WC
5'6" x 3'1"
1.68 x 0.96 m

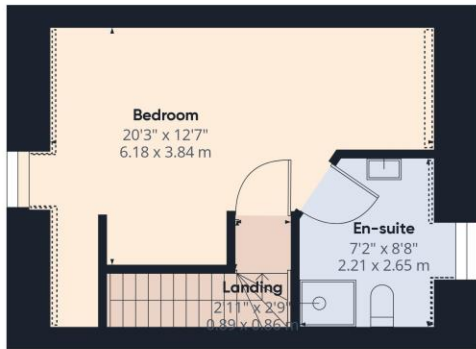
Floor 0



Bathroom
5'7" x 6'7"
1.70 x 2.03 m

Landing / Hallway
12'1" x 3'5"
3.68 x 1.05 m

Floor 1



Floor 2

Approximate total area⁽¹⁾
1108.16 ft²
102.95 m²

Reduced headroom
21.01 ft²
1.95 m²

(1) Excluding balconies and terraces.

☒ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 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.

THE PROPERTY MISDESCRIPTIONS ACT 1991 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

12 South Parade, Weston-super-Mare,
North Somerset, BS23 1JN

01934 815 053 info@davidplaister.co.uk

www.davidplaister.co.uk