



8 Eastleigh Close, Burnham-on-Sea, Somerset, TA8 2EW



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

# 8 Eastleigh Close, Burnham-on-Sea, Somerset, TA8 2EW

£335,000

This fantastic, link-detached family home has been recently refurbished and is well presented throughout, ready for you to move straight in and 'pop the kettle on'! The light and bright hallway provides an excellent first impression as you enter, the living room is a cosy and well presented space with a view over the front garden and the beautifully appointed kitchen offers a superb kitchen island feature and patio doors overlooking the rear garden. The property also offers a cloakroom, three bedrooms and family bathroom. To the rear you will find a private and enclosed garden area mostly laid to gravel with a superb timber decking - the perfect spot to enjoy 'Al Fresco' dining. In addition, there is a garage and a delightful covered area to sit and relax during the warmer months. Burnham-on-Sea is a popular coastal town which offers a bustling high street with shops, restaurants, banks and more. An added attraction is the delightful seafront and Esplanade ideal for family walks. The M5 Motorway (Junction 22) is within easy reach giving excellent commuting links to Taunton, Bristol and beyond. There is a mainline railway link at the neighbouring Highbridge town and Bristol International Airport is approximately 20 miles away. EPC Rating D67, Council Tax Band C

- A superb, link detached, three bedroom, freehold property
- Recently refurbished and well presented throughout
- A fantastic, private and enclosed rear garden, enjoying approximately Southerly facing aspects
- Private block paved driveway and single garage providing ample off street parking
- Positioned in a Cul-de-Sac
- Situated in Burnham-on-Sea, within reach of local amenities



# Accommodation

## Entrance

A UPVC double glazed entrance door into hallway and outside light.

## Hallway

Wood effect laminate vinyl tile flooring throughout, an inviting entrance area with doors to rooms, useful understairs storage cupboard, radiator, ceiling light.

## Cloakroom

Low level W/C, wash hand basin, UPVC double glazed window, ceiling light.

## Living Room

A cosy living area with a bay style UPVC double glazed window, radiator, ceiling light.



## Kitchen / Dining Room

A fantastic, kitchen / dining area, providing a wonderful hub of the home with a range of wall and floor units with worktops and tiled splashbacks, ceramic one and a half bowl sink and drainer, four-burner gas hob, extraction hood over, two single eye level ovens, integrated fridge and freezer, space for appliances, kitchen island and breakfast bar feature, UPVC double glazed doors and window to rear garden, radiator, ceiling spotlights, ceiling light.

## Stairs with Timber Balustrade Rising from Entrance Hallway to the First Floor Landing

## First Floor Landing

Doors to first floor rooms, UPVC double glazed window, airing cupboard housing hot water tank, roof access hatch, radiator, timber balustrade, ceiling light.



## Bedroom One

UPVC double glazed window, radiator, ceiling light, superb built in storage cupboard.

## Bedroom Two

UPVC double glazed window, radiator, ceiling light.

## Bedroom Three

UPVC double glazed window, radiator, ceiling light.



## Bathroom

Wood effect laminate flooring, low level W/C, wash hand basin over vanity unit, panelled bath with mains fed shower and glass screen over, part tiled walls, heated towel rail, UPVC double glazed window, ceiling spotlights.

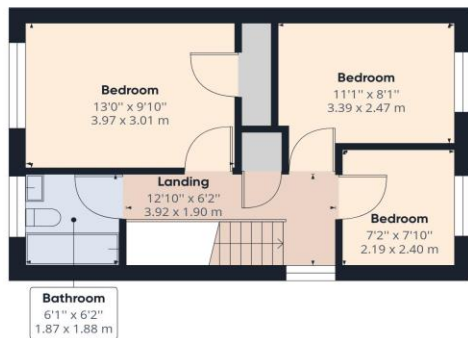


## Outside

## Front



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
 995.27 ft<sup>2</sup>  
 92.46 m<sup>2</sup>

Reduced headroom  
 4.79 ft<sup>2</sup>  
 0.44 m<sup>2</sup>

(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

On approach to the property there is a fantastic block paved private driveway providing ample off street parking, with areas laid to gravel and partly enclosed by hedging, gated access to the side.

### Rear

A private enclosed rear garden enjoying approximately Southerly facing aspects, mostly laid to gravel with raised timber decking, slab patio pathways and patio area with mature shrubs and small trees at the borders.

### Garage and Covered Area

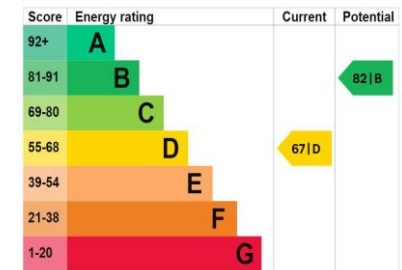
Recently fitted electric roller shutter door, power supply, tap and lighting, timber door to access the rear garden, leading onto a superb covered area.

### Tenure

Freehold.

### Services

Mains gas, electricity, water, drainage.



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