



18 Kingsway Road

Kingsway Road, Burnham-On-Sea, Somerset
£229,950

westcoast
PROPERTIES

Character, charm and space all on offer with this period townhouse conveniently set in the heart of Burnham on Sea. Wonderful kerbside appeal invites you into this property that has undergone much refurbishment from the current vendor to now offer; lounge, dining room, large kitchen/breakfast room, utility room and downstairs wc on the ground floor. Rising up to the first floor and you will find a spacious landing with access to three double bedrooms, a further single bedroom and a family bathroom. Externally there are well presented level rear gardens with patio area, lawns and a detached garage. Double glazing and gas central heating throughout.



Entrance Canopy

Recessed Porch

Hallway Double glazed obscure glass door and overhead panes. Radiator.

Lounge 14' 9" x 12' 6" (4.49m x 3.81m) Double glazed bay window to the front aspect. Feature tiled fireplace and hearth and fitted coal effect gas fire in iron surrounds (Gas not connected). Radiator.

Dining Room 15' 8" x 11' 6" (4.77m x 3.50m) Radiator and marble fireplace and hearth with feature surrounds.(woodburner not included). uPVC Double glazed bay doors to the rear garden.

Kitchen/Breakfast Room 21' 8" x 9' 0" (6.60m x 2.74m) Range of base and drawer units with roll edge work surface over. Inset drainer sink unit with mixer tap over. Space for dishwasher and American style refrigerator. Two radiators and one southerly facing and two northerly facing double glazed windows. Electric cooker panel and gas point for free standing range oven. Large understairs cupboard with shelving. Double glazed obscure glass door to side. Stable type door with single glazed window adjoining leads to :

Utility Room With plumbing for automatic washing machine and wall cupboard over, space for tumble dryer and upright fridge/freezer. Double glazed easterly facing window and double glazed southerly facing door to the rear garden.

Cloakroom Obscure double glazed window. Low level w.c. and wash hand basin with tiled splashback.

Landing Window. Loft access. Window to side, Radiator.

Bedroom 15' 4" x 12' 6" (4.67m x 3.81m) Westerly facing double glazed bay window. Range of recessed wardrobes. Radiator and feature cast iron fireplace and mantel. Two double wardrobes with cupboards over.

Bedroom 13' 0" x 11' 6" (3.96m x 3.50m) Double glazed window. Radiator.

Bedroom 13' 0" x 9' 0" (3.96m x 2.74m) Double glazed easterly facing window. Radiator.

Bedroom 6' 6" x 6' 4" (1.98m x 1.93m) Double glazed window. Radiator.

Bathroom Double glazed obscure glass window and further double glazed window. Comprising a modern white suite with panelled bath with shower mixer over with glazed screen. Wash hand basin, low level w.c. Radiator, Extractor fan. Electric Shower.

Outside The front garden with wooden pedestrian gate and low level brick wall to pavement boundary is ornamental paved with inset tree beds with ornamental edging. Side pedestrian gate giving access via further footpath with gas meter box and water tap on side wall of property leading to the :

Enclosed Rear Garden Lawn with inset stepping stones, paved patio with water butt. Well stocked colourful flower and shrub borders,level central lawned area, private paved area adjacent to dining room ideal for al-fresco dining Rear service road gives access to the : **LARGE GARAGE** :- With up and over door

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Plan produced using PlanUp.

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