



**11 Corsham Drive, Burnham-On-Sea TA8 2TY**  
**£175,000**

**GIBBINS RICHARDS**   
Making home moves happen

A SMART one bedroom semi-detached house benefitting from off road parking, single garage and front and rear gardens. The property is warmed by gas central heating and fully double glazed. The property is within walking distance to local shops and amenities. The accommodation comprises in brief; entrance porch, sitting room, kitchen, conservatory, first floor bedroom and bathroom.

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

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.

SEMI-DETACHED HOUSE  
OFF ROAD PARKING  
SINGLE GARAGE  
WALKING DISTANCE TO LOCAL AMENITIES  
EASY ACCESS TO M5  
LOW MAINTENANCE FRONT & REAR GARDENS  
IDEAL FIRST TIME PURCHASE  
GAS CENTRAL HEATING





Entrance Porch

13' 9" x 11' 10" (4.2m x 3.6m) (max)  
Front aspect window.

Kitchen

11' 10" x 7' 10" (3.6m x 2.4m) Rear aspect window. Space and plumbing for washing machine. Door to;

Conservatory

11' 2" x 6' 3" (3.4m x 1.9m) Rear and side aspect windows. French doors to rear garden.

First Floor Landing

12' 6" x 11' 10" (3.8m x 3.6m) Front aspect Skylight. Eaves storage.

Bedroom

9' 10" x 4' 11" (3.m x 1.5m) Rear aspect obscure window. Modern fitted suite comprising low level WC, wash hand basin and bath with over head shower. Airing cupboard.

Outside

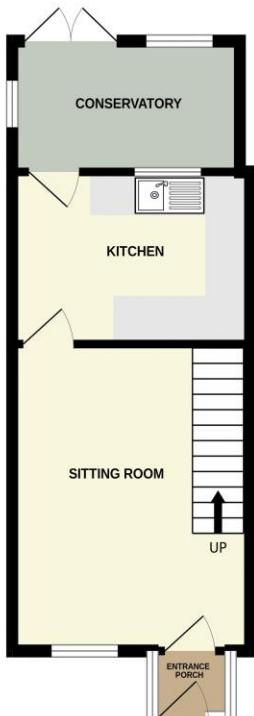
To the front of the property is an area of open plan garden predominantly gravelled for ease of maintenance with a footpath leading to the front door. To the rear is a fully enclosed hard landscaped garden with side access gate.

Garage

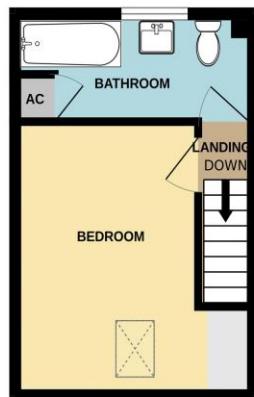
Located nearby. Up and over front door. Off road parking to the front.



GROUND FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR  
206 sq.ft. (19.1 sq.m.) approx.



TOTAL FLOOR AREA : 545 sq.ft. (50.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are taken from the original drawing and are not guaranteed to be correct. The Agent does not accept any liability for any 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 condition 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 £20 + VAT (£24) 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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