

Guide Price  
£124,950  
Leasehold







## Features

- One bedroom
- Second Floor Flat
- Gas Central Heating & Double glazing
- Mains Water, Gas, Electricity & Drainage are Connected
- Leasehold: 189 years from 25 March 1993
- Service Charge & Ground Rent: Shared on a 25% basis
- Spacious reception room with large windows
- Convenient location with easy access
- Fantastic investment opportunity

## Summary of Property

A WELL-LOCATED ONE-BEDROOM FLAT IN THE HEART OF TOWN – IDEAL FOR FIRST-TIME BUYERS, COUPLES, STUDENTS OR INVESTORS

This neutrally decorated second-floor flat is positioned just off the High Street in a southerly-facing location, just approximately 60 yards from the seafront. It's ideal for those seeking easy access to shops, public transport, schools, and local amenities, as well as the vibrant community the town has to offer.

Inside, the flat features a bright and spacious reception room with large windows that allow for an abundance of natural light. The double bedroom includes built-in open wardrobes, offering both practicality and additional storage.

The kitchen is fitted with wall and base units, drawers, and has space for a freestanding cooker, washing machine, and fridge/freezer, catering to all everyday living needs. The bathroom is equipped with a panelled bath and shower over, pedestal wash hand basin, and W/C. The property is believed to be constructed of brick and stone beneath a tiled roof, and benefits from gas central heating and double glazing, with new windows installed just over 12 months ago.

Located on a street leading directly from the High Street, residents benefit from close proximity to local amenities including churches, schools, a cinema, library, hospital, restaurants, and pubs. Excellent transport links are nearby, with the M5 interchange at Junction 22 (Edithmead) and mainline rail connections from Highbridge.

Council Tax Band: A – £1,633.42 (2025/26) Service Charge & Ground Rent: Costs are shared on a 25% basis This is a fantastic opportunity to purchase a well-positioned and low-maintenance flat in a highly convenient location — perfect as a first home or a solid addition to a property portfolio.

## Room Descriptions

### ACCOMMODATION:

Entrance Hall, Lounge, Kitchen, Bedroom, Bathroom, Gas Central Heating & Double Glazing

### ENTRANCE HALL:

Entrance door and radiator

### LOUNGE: 5.09m x 3.30m / 16' 8 x 10' 10

Cast iron fireplace, double glazed window, radiator and picture rail

### KITCHEN: 3.00m x 1.70m / 9' 10 x 5' 7

Single drainer stainless steel sink unit with mixer tap. Base and wall units with drawer unit and roll-top working surfaces. Part-tiled walls and radiator.

### BEDROOM: 3.92m x 3.37m max / 12' 10 x 11' 1 max

Double glazed window, radiator, coved ceiling and open-fronted wardrobe.

### BATHROOM:

White suite comprising panelled bath with a 'Mira' shower unit and screen. Pedestal wash hand basin and low-level WC. Double glazed window, radiator and extractor fan.

### THE TOWN

Burnham-on-Sea is a charming seaside town located in Somerset, England. Situated on the Bristol Channel coast, it is known for its beautiful sandy beaches, traditional seafront attractions, and relaxed atmosphere. Here's a description of Burnham-on-Sea:

It boasts a long stretch of sandy beach that is perfect for leisurely walks, sunbathing, and family outings. The beach is backed by a promenade, offering stunning views of the sea and the town.

Burnham-on-Sea is home to two lighthouses, the "Low Lighthouse" and the "High Lighthouse." The Low Lighthouse is particularly famous for being one of the shortest lighthouses in Britain. Both lighthouses are picturesque and add to the town's maritime charm.

The town features a mix of Victorian and Edwardian architecture, with many buildings dating back to the town's heyday as a seaside resort. The architecture adds a nostalgic charm to the streets, with elegant facades and ornate details.

Nearby, you'll find nature reserves such as the Berrow Dunes and the Burnham-on-Sea and Highbridge Community Nature Reserve. These areas are great for birdwatching, walking, and enjoying the natural beauty of the Somerset coast.

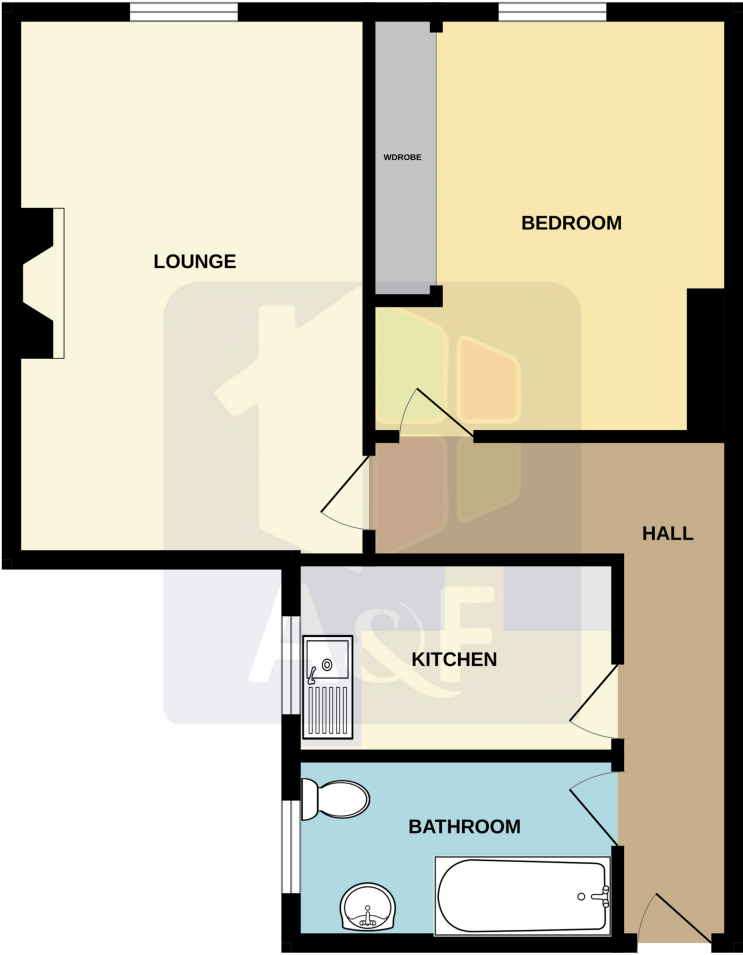
Wandering through Burnham-on-Sea's streets, you'll find quaint shops, boutiques, and cafes. The town has a relaxed, friendly atmosphere, making it a pleasant place to explore on foot.

Overall, Burnham-on-Sea offers a delightful blend of seaside charm, history, and natural beauty. Whether you're looking for a relaxing day at the beach, exploring local attractions, or enjoying coastal walks, Burnham-on-Sea has something to offer for everyone.





SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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 operability or efficiency can be given.  
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Material information					
Local Authority			Council Tax Band & Fee		
(Sedgemoor) Somerset			Band	A	
			Annual Price	£1,500.31	
Energy Performance Rating					
Utility Supply			Rights and Restrictions		
Electricity	Mains connected		Private Rights of Way	Ask Agent	
Heating	Gas		Public rights of way	Ask Agent	
Water	Mains connected		Listed Property	No	
Sewage	Mains Connected		Restrictions	Ask Agent	
Broadband	Yes	Speed Capacity (info from Openreach)		Floor Area:	Plot Size:
Type:	FTTP	Basic Superfast Ultrafast FF	16 Mbps 80 Mbps N/A	667 ft <sup>2</sup> 62 m <sup>2</sup>	. Acres
Mobile Coverage (info from Signalchecker.com)	O2 EE Vodafone Three	<div><div></div><div></div><div></div><div></div></div>		Satellite / Fibre TV Availability	BT Sky Virgin <div><div></div><div></div><div></div><div></div></div>
Risks			Conservation Area		
Flooded in last 5 years	No – Annual Low Risk		No		
Flood defences	Seafront		Coalfield & Mining Area		
Source of flood	Surface Water Sea River Brue		Yes / No	Type :	
Planning Permission & Development Proposals					
Details: N/A					
Property Accessibility & Adaptations					
Details: Second floor flat – no lift available.					
Building Safety					
Details: N/A					

N.B. - Please be advised that the information above is provided to us from the Vendor of the property and information acquired by A&F and is supplied to the best of our knowledge.