

Guide Price
£180,000
Freehold





26 Adam Street Burnham On Sea, Somerset TA8 1PG



Features

- Convenient town centre location
- Fully enclosed low-maintenance rear garden
- Dated throughout, ideal renovation project
- Two spacious reception rooms
- Two double bedrooms
- One parking space

Summary of Property

This traditional bay-fronted home situated close to Burnham-on-Sea town centre and seafront. The accommodation is arranged over two floors. On the ground floor there are two reception rooms, with the front lounge enjoying a bay window and the dining room leading through to the kitchen. The kitchen itself is fitted with older-style units, an inset hob and oven, and a stainless-steel sink beneath a wide rear window, with direct access to the garden. Upstairs are two double bedrooms along with a larger than average bathroom, currently fitted with an older coloured suite.

All rooms offer good proportions and plenty of scope for reconfiguration or upgrading. Externally, the rear garden is enclosed and mainly paved with mature shrubs and a useful shed. The frontage is small and walled with gated pedestrian access, while a shared side path leads to the rear garden. There is one parking for one at the rear of the property which is accessed from the service road.

Located in a convenient position within easy reach of shops, schools, transport links and the seafront, this property offers excellent potential for improvement and represents a worthwhile auction purchase.

EPC: D - 23/08/2023 Somerset Council Tax Band: B - £1,905.64 for 2025/26.

Room Descriptions

Entrance Hall

A welcoming hallway with stairs rising to the first floor and doors leading to the sitting room and lounge/diner. Provides a practical layout with good flow through the ground floor.

Sitting Room – 4.4m x 3.4m (14'4" x 11'1")

A bay-fronted reception room positioned at the front of the house. Well-proportioned, offering ample space for furnishings, with natural light from the wide bay window.

Lounge/Diner – 4.6m x 3.4m (15'1" x 11'1")

A generous second reception room, ideal as a main family living space or dining area. Rear-facing window looks out to the garden, and there is direct access into the kitchen, giving this room a sociable feel.

Kitchen – 3.4m x 2.7m (11'1" x 8'11")

Fitted with a range of older-style wall and base units with inset hob, oven and stainless-steel sink beneath a large rear window. There is ample room for appliances, and a rear door provides access to the garden. This space requires updating but has clear potential for a modern re-fit.

Landing

Central first floor landing with access to both bedrooms and the bathroom.

Bedroom One – 3.7m x 3.4m (12'0" x 11'1")

A spacious double bedroom to the front of the property, offering plenty of room for wardrobes and storage.

Bedroom Two – 3.4m x 2.4m (11'1" x 8'0")

A second double bedroom, rear-facing and overlooking the garden.

Bathroom

A larger than average bathroom, currently fitted with a coloured suite comprising bath, wash basin and WC. Plenty of scope for a re-design into a modern family bathroom.

Front Garden

Small walled frontage with gated pedestrian access, providing separation from the street.

Rear Garden

Fully enclosed, mainly paved with mature shrubs and planting. Low-maintenance in its current form and includes a useful garden shed. Offers scope for landscaping or re-design into a more family-friendly outdoor space. There is one allocated parking at the rear of the property which is accessed from the service road.



Floorplan



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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Building Safety

Non Reported

Mobile Signal

Ofcom shows predicted mobile coverage, Nperf shows real-world-signal strength.

Construction Type

Standard Construction

Existing Planning Permission

Non Reported

Council Tax: Band B

Council Tax: Rate 1905.64

Parking Types: Rear.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: Level access.

Flooding Sources: None.

Has the property been flooded in last 5 years? No

Flooding Sources: None.

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?
No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No