

Guide Price  
£95,000  
Freehold





6 George Street Burnham On Sea, Somerset TA8 1BA



### Features

- One Bedroom Cottage
- Close To Sea
- Central Town Location
- No Onward Chain
- Gas Central Heating
- UPVC Double Glazing
- Good Sized Kitchen
- Shower Room Suite
- Low Maintenance Living
- Ideal first-time purchase or investor

### Summary of Property

This charming one-bedroom cottage-style property is ideally positioned within close proximity of both the sea front and the town centre, making it a superb choice for first-time buyers, buy-to-let investors, or those seeking a low-maintenance coastal retreat. Offered to the market with no onward chain.

The property benefits from gas fired central heating via a Worcester combination boiler and UPVC double glazing throughout, providing comfortable and economical living. Internally, the accommodation is both practical and well laid out, making excellent use of the available space. The entrance hall provides access to the first floor and leads directly into the kitchen, which is fitted with a modern range of wall and base units, stainless steel sink unit, built-in electric hob with cooker hood over, and ample space for a washing machine. There is a tiled floor, tiled splashbacks, recessed spot lighting, and a useful under-stairs storage cupboard. An open plan feel is created with a wide opening through to the lounge. The lounge enjoys natural light from a double glazed window and is fitted with a radiator, TV aerial point, telephone point, and recessed spotlights, creating a comfortable living area.

To the first floor, the landing is generous in size and houses the Worcester gas fired combination boiler. The bedroom is well proportioned with a double glazed window and radiator. The shower room is fitted with a shower cubicle with electric shower, pedestal wash hand basin, low level WC, radiator, extractor fan, built-in storage cupboard, and wall mounted fan heater. Mains electricity, gas, water and drainage are connected.

EPC Rating: D - 27/07/2022

Somerset Council Tax Band: A - £1,633.42 for 2025/26

## Room Descriptions

### Accommodation:

#### Hall:

With stairs to the first floor. Radiator. Door off to

#### Kitchen: 3.90 x 2.6 (12'10 x 8'6 )

Range of modern units including a stainless steel sink unit with cupboards under. Base units and range of wall mounted cupboards. Built-in electric hob with cooker hood above. Plumbing and space for washing machine. Tiling to splash backs and tiled floor. Plumbing and space for washing machine. Double glazed window. Radiator. Recessed spot lights. Under stairs storage cupboard. Wide opening through to:

#### Lounge: 3.10 x 2.6 (10'2 x 8'6 )

With a double glazed window. Radiator. TV aerial point. Recessed spot lights. Telephone point.

#### First Floor: Landing

Double glazed window. Radiator. Wall mounted 'Worcester' gas fired combi boiler for central heating and hot water.

#### Bedroom: 3.30 x 2.6 (10'10 x 8'6 )

Radiator. Double glazed window.

#### Shower Room

With shower cubicle. Glazed screen and 'Redring' electric shower fitting. Pedestal wash hand basin. Low level W.C. Double glazed window. Radiator. Tiling to surrounds. Extractor fan. 'Heatstore' wall mounted fan heater. Built-in storage cupboard.

### Location:

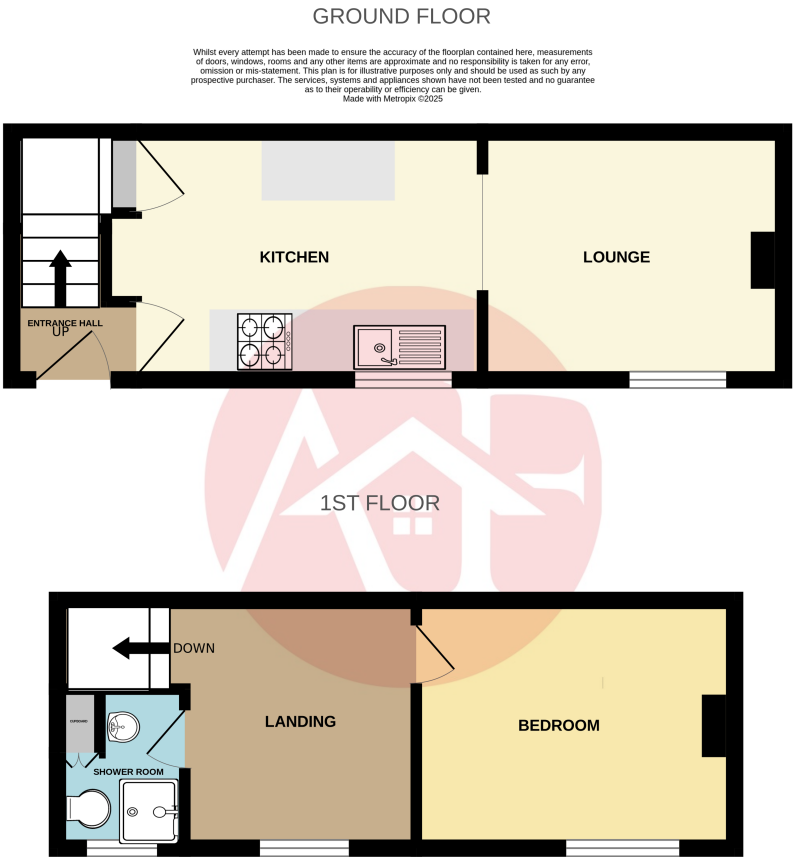
The property is situated in a convenient and sought-after position within close proximity of both the Burnham-on-Sea town centre and sea front. Burnham-on-Sea offers a wide range of amenities including high street shops, supermarkets, cafés, public houses, restaurants, a cinema, library, medical facilities and leisure amenities. The popular seafront and beach are within easy reach, providing pleasant coastal walks and recreational opportunities.

The area is well served by public transport, with regular bus services to nearby towns including Highbridge, Weston-super-Mare and Bridgwater. Highbridge & Burnham railway station offers mainline connections to Bristol, Exeter and London Paddington.

For those commuting further afield, Junction 22 of the M5 motorway is easily accessible, providing good transport links throughout the South West and beyond. The surrounding area also benefits from a variety of sporting and leisure facilities including golf courses, swimming facilities and coastal activities.

Overall, the location combines the convenience of town centre living with the benefits of being close to the coast, making it an attractive option for a wide range of purchasers.





Material Information
Council Tax Band & Charge for Current Year
Band: A £1,633.42 2025/26
EPC Rating & Date Carried Out
EPC: D – 27/07/2022
Building Safety Issues
Non-Reported
Mobile Signal
<a href="#">Ofcom Mobile Coverage Checker</a> Provides official indoor and outdoor coverage predictions across all major UK networks <a href="http://www.ofcom.org.uk">www.ofcom.org.uk</a>
<a href="#">nPerf Mobile Coverage Map</a> Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data. <a href="http://www.nperf.com">www.nperf.com</a>
<a href="#">Mast Data Mobile Mast Summary</a> Shows mast locations and coverage details for each mobile provider across the UK <a href="http://www.mastdata.com">www.mastdata.com</a>
Construction Type
Standard Construction
Existing Planning Permission
No Applications Currently Registered
Coalfield or Mining
N/A
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