

Guide Price
£165,000
Leasehold





1B Rectory Road, Burnham-On-Sea, Somerset TA8 2BY



Features

- Spacious lounge with front aspect
- Large mantelpiece fireplace
- fitted kitchen units
- Convenient electric hob
- Generous shower cubicle
- Ample tall cupboard storage
- Well-proportioned second bedroom
- Private and peaceful setting
- Spacious family living areas
- Welcoming and homely atmosphere

Summary of Property

This flat offers spacious and versatile living accommodation, thoughtfully designed to combine comfort, practicality, and style. The lounge is a standout feature, with a large front-aspect window flooding the room with natural light. A gas fire set beneath a substantial mantelpiece creates a warm and inviting focal point, making it the perfect place to relax or entertain guests.

The kitchen comprises, tall cupboards providing ample storage, a cooker with electric hobs, and a contemporary extractor fan. A sink with drainer completes the layout, ensuring a highly functional yet stylish space that is ideal for both everyday use and family living. The flat boasts generously sized bedrooms, bedroom One is a large double, filled with light from its dual rear and side aspect windows, offering a bright and airy atmosphere. Bedroom Two is a well-proportioned room with a rear-facing window, making it a flexible space suitable as a second bedroom, guest room, or home office.

The accommodation is served by a shower room, fitted with a large shower cubicle, hand wash basin, and toilet. A frosted rear window provides natural light while ensuring privacy, giving the room a bright and refreshing feel. Overall, this property combines well-planned living spaces with natural light and thoughtful features throughout. With its balance of comfort and practicality, it presents an excellent opportunity for buyers seeking a home that is both functional and welcoming. This property would also make an ideal investment property and comes with one allocated parking space.

The flat is offered with a long leasehold tenure of 960 years remaining and a service charge of £300 per annum (2025).

EPC: D - 08/06/2019

Somerset Council Tax Band: B - £1,905.64 for 2025/26

Room Descriptions

Lounge: 4.30m x 5.62m (14' 1" x 18' 5")

The lounge is bright and inviting, featuring a large front-aspect window that floods the room with natural light throughout the day. At its heart is a gas fire, creating a warm and cosy focal point, perfectly framed by a huge mantelpiece that adds both character and presence to the space. This combination of light, warmth, and architectural detail makes the room an ideal setting for both relaxing evenings and welcoming guests.

Kitchen: 2.82m x 4.15m (9' 3" x 13' 7")

The kitchen is well-appointed with large, tall cupboards providing ample storage and a sleek, practical finish. It features a cooker with electric hobs and a matching extractor fan above, offering both functionality and modern convenience. A sink with drainer is thoughtfully positioned, making the space highly practical for everyday use.

Bedroom One: 3.27m x 2.73m (10' 9" x 8' 11")

Bedroom One is a generously sized double room, filled with natural light from its dual rear and side aspect windows. The layout enhances the sense of space and brightness, creating a welcoming retreat that feels both airy and private — an ideal main bedroom.

Bedroom Two: 2.73m x 3.15m (8' 11" x 10' 4")

Bedroom Two is a comfortable, well-proportioned room enjoying natural light from a rear-facing window. Its versatile layout makes it ideal as a second bedroom, guest

room, or even a home office, offering both practicality and charm.

Shower Room: 1.57m x 3.20m (5' 2" x 10' 6")

1.57m x 3.20m (5' 2" x 10' 6") The property benefits from a large, well-presented shower room featuring a spacious shower cubicle, a modern hand wash basin, and a matching toilet. A frosted rear window allows natural light to filter through while maintaining privacy, giving the room a bright yet secluded feel. Practical in design and generous in size, it offers both comfort and convenience.

Front:

There is one allocated car parking space.

Location

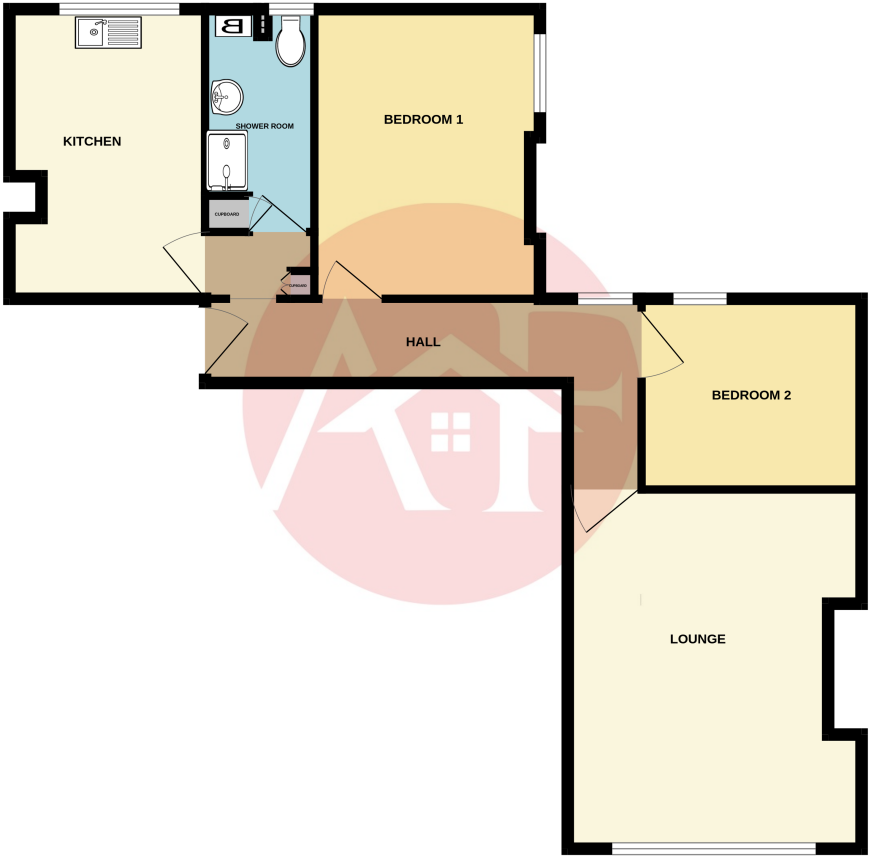
Rectory Road, Burnham-on-Sea is a quiet residential street about 0.4 miles from the seafront. Nearby amenities include Burnham Medical Centre (820 yards), Burnham War Memorial Hospital (720 yards), and local shops in the town centre. The area is popular with retirees, offering a peaceful coastal setting and good access to schools, healthcare, and rail links via Highbridge & Burnham Station (2.1 miles).

The nearest railway station, Highbridge & Burnham, lies about 2.1 miles away, Primary education is within walking distance: Burnham-On-Sea Infant School (~800 yards) and St Andrews Church Junior School (~0.5 miles) are closest.



GROUND 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
Council Tax Band & Charge for Current Year
Band: B - £1,905.64 for 2025/26
EPC Rating & Date Carried Out
D - 8 th June 2019
Building Safety Issues
Non-Reported
Mobile Signal
Ofcom Mobile Coverage Checker Provides official indoor and outdoor coverage predictions across all major UK networks www.ofcom.org.uk
nPerf Mobile Coverage Map Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data. www.nperf.com
Mast Data Mobile Mast Summary Shows mast locations and coverage details for each mobile provider across the UK www.mastdata.com
Construction Type
Standard Construction
Existing Planning Permission
No Applications Currently Registered
Coalfield or Mining
N/A
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