

Guide Price
£145,000
Leasehold





Features

- Ground Floor Flat
- Electric Storage Heating
- Two Parking Spaces
- Two Bedrooms
- Council Tax Band B
- Close to Beach
- Close to Amenities & Transport Links
- Neutrally decorated

Summary of Property

We are delighted to present this neutrally decorated, two-bedroom Ground Floor flat for sale. This property, ideal for first-time buyers, investors, or couples, is a fantastic opportunity to acquire a home in a desirable location.

The property comprises of two generously sized bedrooms, a single bathroom, and one reception room. The reception room makes for an ideal space to unwind or entertain guests, offering ample space for relaxation and socialising. The flat also benefits from a kitchen, providing the perfect space to prepare meals. The kitchen, like the rest of the property, is neutrally decorated, allowing potential buyers the freedom to put their own stamp on the place.

Location is a key feature of this property. It is ideally positioned near public transport links, ensuring easy commuting into neighbouring areas such as Burnham on Sea and Weston Super Mare. For those who prefer a leisurely stroll, the property is located near to the beach and other walking routes.

In conclusion, this flat presents a fantastic opportunity for those looking to make their first step on the property ladder, investors seeking a valuable addition to their portfolio, or couples searching for their dream home. Secure a viewing today to truly appreciate the potential of this property.

Room Descriptions

Accommodation:

Entrance Hall:

Door leading to the inner hall with doors leading off to all other rooms, ceramic tiled flooring and storage heater.

Lounge/Dining Area: 4.7m x 3.4m (15' 5" x 11' 2")

Front aspect double-glazed bay window, further front aspect double-glazed window, ceramic tiled flooring, electric heating, television point, and a door leading to the kitchen. The airing cupboard is also housed here.

Kitchen: 2.6m x 1.8m (8' 6" x 5' 11")

Front aspect double glazed window, range of wall and base-level units, stainless steel sink with mixer tap, built-in electric oven with a four-ring hob, space and plumbing for a washing machine, breakfast bar area.

Bedroom One: 3.7m x 2.5m (12' 2" x 8' 2")

Double sized room, front aspect double glazed window, ceramic tiled flooring, electric storage heater.

Bedroom Two: 2.7m x 2.3m (8' 10" x 7' 7")

Double sized room, front aspect double glazed window, ceramic tiled flooring and electric storage heater.

Bathroom:

White suite comprising panelled bath with electric shower over, pedestal hand wash basin, low level w/c, heated towel rail, ceramic flooring.

Services:

Two allocated parking spaces.

Tenure:

The original lease is for 999 years, commencing in 1986.

West Lodge Management Company

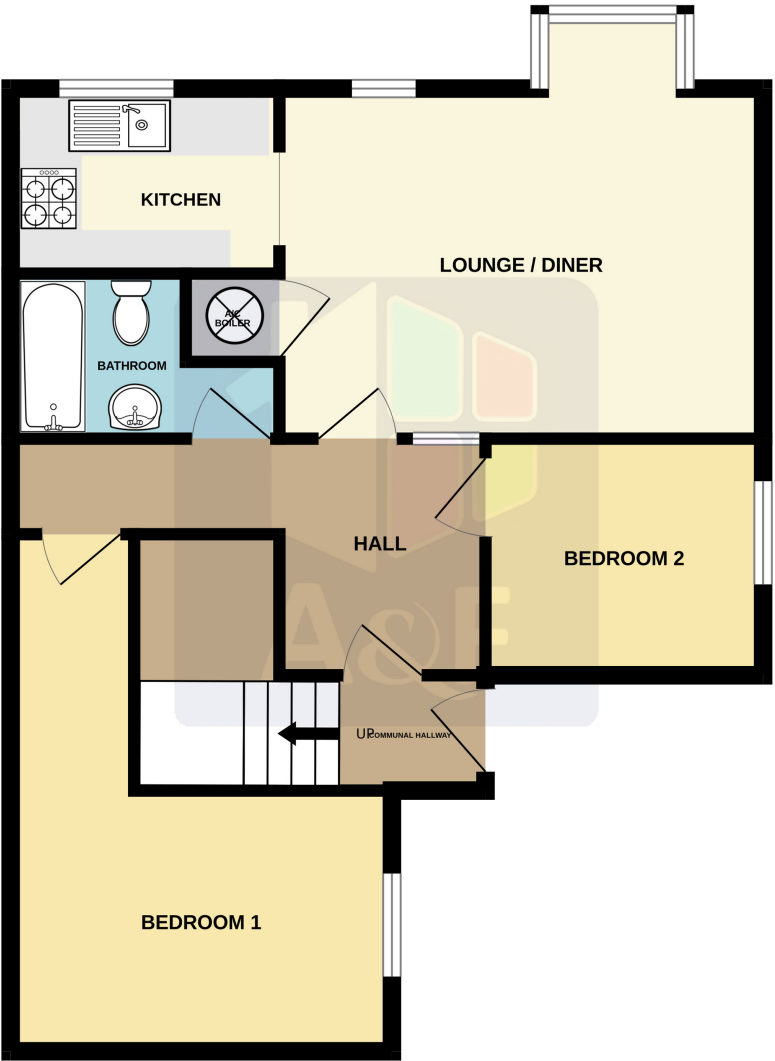
Ground Rent £5 per annum



Material Information
Council Tax Band & Charge for Current Year
Band: B £1,866.23 2025/26
EPC Rating & Date Carried Out
D64 (11.Nov2019)
Building Safety Issues
None Reported
Mobile Signal
Ofcom Mobile Coverage Checker Provides official indoor and outdoor coverage predictions across all major UK networks (EE, O2, Three, Vodafone). Ofcom Mobile Coverage Checker provides official predictions for indoor and outdoor coverage across all major UK networks (EE, O2, Three, Vodafone).
nPerf Mobile Coverage Map Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data. https://www.nperf.com/en/map/GB/-/-/signal?l=20&lg=0&zoom=3
Mast Data Mobile Mast Summary Shows mast locations and coverage details for each mobile provider across the UK https://mastdata.com/coverage
Construction Type
Standard Construction with Pebble-Dash Exterior
Existing Planning Permission
None Currently Registered
Coalfield or Mining
N/A
Disclaimer: The information provided above has been obtained directly from the sellers or their representatives. While every effort has been made to ensure its accuracy, we cannot guarantee its completeness or reliability and advise

Floorplan

GROUND FLOOR
616 sq.ft. (57.2 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 616 sq.ft. (57.2 sq.m.) approx.
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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