

Guide Price
£159,950
Leasehold





Features

- Ground floor purpose-built flat
- Opposite lovely Manor Gardens
- Short walk to seafront
- Bright lounge with kitchen
- Two bedrooms with wardrobes
- Modern fitted shower room
- UPVC double glazed windows
- Residents' private parking space
- Well-kept communal gardens
- Convenient town centre location
- Visitor Parking

Summary of Property

This purpose-built ground floor flat at Manor Court offers a superb opportunity to enjoy convenient living close to the heart of Burnham-on-Sea. Situated opposite the popular Manor Gardens park and within a short walk of both the town centre and seafront, the property combines a peaceful setting with excellent access to everyday amenities.

The bustling high street provides a wide range of shops, cafés, restaurants, and leisure facilities, while transport links include Junction 22 of the M5 at Edithmead and a mainline railway station in nearby Highbridge. Constructed in the 1990s of brick and block cavity walls with a tiled, felted, and insulated roof, the property benefits from UPVC double glazing and off-peak heating.

The accommodation is well designed for comfortable modern living and is approached via a communal entrance hall with entry phone system. The welcoming entrance hall gives access to a bright lounge with an adjoining kitchen area, fitted with a range of contemporary base, wall, and drawer units, rolled work surfaces, a stainless steel sink, integrated slimline dishwasher, Lamona hob, Zanussi oven and extractor hood. There are two bedrooms, the principal being a generous double with fitted wardrobes. A modern shower room provides a Mira shower unit, wash basin, WC, heated towel rail, extractor, and built-in airing cupboard housing the hot water system.

Externally, residents enjoy the benefit of a car parking space and access to well-maintained communal gardens. The flat is offered with a long leasehold tenure, vacant possession on completion, a peppercorn ground rent, and a service charge of £1,320 per annum (2025).

Room Descriptions

Entrance Hall:

With entrance door, entry phone, coved ceilings, off peak heater and cloaks cupboard.

Lounge/Diner 16' 3" x 13' 0" (4.95m x 3.97m)

Upvc double glazed window to front with aspect over Manor Gardens. Door through to the:

Kitchen 8' 10" x 8' 4" (2.70m x 2.54m)

Fitted with a range of wall and floor units with single sink drainer unit, space for fridge and freezer, integrated electric oven and hob with extractor fan, integrated slimline dishwasher and upvc double glazed window to side. Plumbing for automatic washing machine.

Bedroom 1 16' 3" x 10' 5" (4.95m x 3.17m)

With double glazed window's, off peak heater, coved ceilings and four fitted wardrobes.

Bedroom 2 10' 3" x 9' 9" (3.12m x 2.98m)

With double glazed window, off peak heater.

Shower Room:

With white suite comprising shower cubicle housing a Mira shower unit, pedestal hand wash basin, low level WC, heated towel rail, fan-assisted heater, extractor fan, part tiled walls and built-in airing cupboard housing the insulated copper hot water tank fitted with dual electric immersion heaters.

Outside:

Allocated car parking space. Communal grounds. Visitor parking.

Services:

Mains electricity, water and drainage are connected

Tenure:

Long Leasehold – 965 years remaining from 2023. Annual charge: £1320 (2025). Vacant possession on completion. Peppercorn ground rent.

Situation:

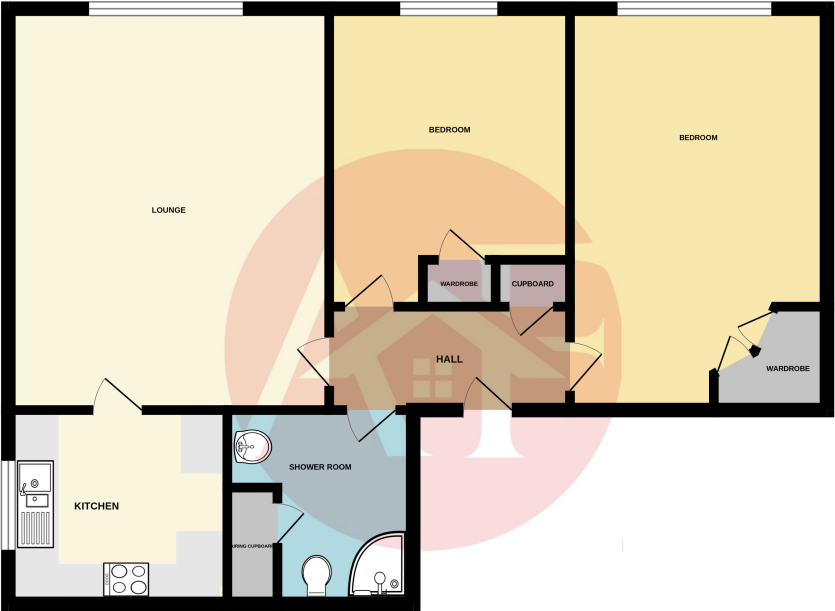
Standing close to the centre of the town and being located opposite the Manor Gardens park. The shopping centre and beach are both within a short walk. Burnham-on-Sea town centre provides various shopping facilities together with other amenities including churches, schools, hospital, doctors surgeries, library, cinema, restaurants and public houses. There is also a host of sporting and recreational facilities. Access to the M5 Motorway Junction 22 at Edithmead. Main line railway station in Highbridge



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

Floorplan

GROUND FLOOR



FLAT , MANOR COURT ,MANOR RD, BURNHAM-ON-SEA, SOMERSET, TA8 2AS

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: C £2,177.88 for 2025/26
EPC Rating & Date Carried Out
E – 22/09/2025
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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