

£120,000  
Leasehold







## Flat 2 Clarence House 10 Regent Street, Burnham-on-Sea, Somerset TA8 1AX



### Features

- One bedroom
- Second Floor Flat
- Gas Central Heating & Double glazing
- Mains Water, Gas, Electricity & Drainage are Connected
- Leasehold: 189 years from 25 March 1993
- Service Charge & Ground Rent: Shared on a 25% basis
- Spacious reception room with large windows
- Convenient location with easy access
- Fantastic investment opportunity

### Summary of Property

A WELL-LOCATED ONE-BEDROOM FLAT IN THE HEART OF TOWN – IDEAL FOR FIRST-TIME BUYERS, COUPLES, STUDENTS OR INVESTORS

This neutrally decorated second-floor flat is positioned just off the High Street in a southerly-facing location, just approximately 60 yards from the seafront. It's ideal for those seeking easy access to shops, public transport, schools, and local amenities, as well as the vibrant community the town has to offer. Inside, the flat features a bright and spacious reception room with large windows that allow for an abundance of natural light. The double bedroom includes built-in open wardrobes, offering both practicality and additional storage. The kitchen is fitted with wall and base units, drawers, and has space for a freestanding cooker, washing machine, and fridge/freezer, catering to all everyday living needs. The bathroom is equipped with a panelled bath and shower over, pedestal wash hand basin, and W/C. The property is believed to be constructed of brick and stone beneath a tiled roof, and benefits from gas central heating and double glazing, with new windows installed just over 12 months ago.

Located on a street leading directly from the High Street, residents benefit from close proximity to local amenities including churches, schools, a cinema, library, hospital, restaurants, and pubs. Excellent transport links are nearby, with the M5 interchange at Junction 22 (Edithmead) and mainline rail connections from Highbridge. Service Charge & Ground Rent: Costs are shared on a 25% basis This is a fantastic opportunity to purchase a well-positioned and low-maintenance flat in a highly convenient location — perfect as a first home or a solid addition to a property portfolio.

EPC: D67 (27/03/2024)

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

## Room Descriptions

### ACCOMMODATION:

Entrance Hall, Lounge, Kitchen, Bedroom, Bathroom, Gas Central Heating & Double Glazing

### ENTRANCE HALL:

Entrance door and radiator

### LOUNGE: 5.09m x 3.30m / 16' 8 x 10' 10

Cast iron fireplace, double glazed window, radiator and picture rail

### KITCHEN: 3.00m x 1.70m / 9' 10 x 5' 7

Single drainer stainless steel sink unit with mixer tap. Base and wall units with drawer unit and roll-top working surfaces. Part-tiled walls and radiator.

### BEDROOM: 3.92m x 3.37m max / 12' 10 x 11' 1 max

Double glazed window, radiator, coved ceiling and open-fronted wardrobe.

### BATHROOM:

White suite comprising panelled bath with a 'Mira' shower unit and screen. Pedestal wash hand basin and low-level WC. Double glazed window, radiator and extractor fan.

### THE TOWN

Burnham-on-Sea is a charming seaside town located in Somerset, England. Situated on the Bristol Channel coast, it is known for its beautiful sandy beaches, traditional seafront attractions, and relaxed atmosphere. Here's a description of Burnham-on-Sea:

It boasts a long stretch of sandy beach that is perfect for leisurely walks, sunbathing, and family outings. The beach is backed by a promenade, offering stunning views of the sea and the town.

Burnham-on-Sea is home to two lighthouses, the "Low Lighthouse" and the "High Lighthouse." The Low Lighthouse is particularly famous for being one of the shortest lighthouses in Britain. Both lighthouses are picturesque and add to the town's maritime charm.

The town features a mix of Victorian and Edwardian architecture, with many buildings dating back to the town's heyday as a seaside resort. The architecture adds a nostalgic charm to the streets, with elegant facades and ornate details.

Nearby, you'll find nature reserves such as the Berrow Dunes and the Burnham-on-Sea and Highbridge Community Nature Reserve. These areas are great for birdwatching, walking, and enjoying the natural beauty of the Somerset coast.

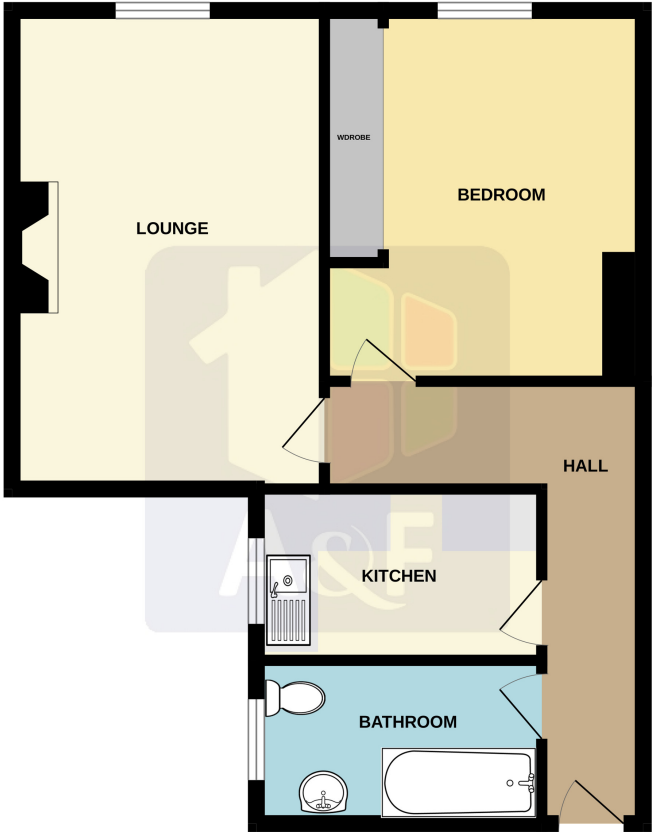
Wandering through Burnham-on-Sea's streets, you'll find quaint shops, boutiques, and cafes. The town has a relaxed, friendly atmosphere, making it a pleasant place to explore on foot.

Overall, Burnham-on-Sea offers a delightful blend of seaside charm, history, and natural beauty. Whether you're looking for a relaxing day at the beach, exploring local attractions, or enjoying coastal walks, Burnham-on-Sea has something to offer for everyone.





SECOND FLOOR



Building Safety

Non Reported

Mobile Signal

Ofcom shows predicted mobile coverage, Nperf shows real-world-signal strength and Mastt Data shwos were the massts and who use them.

Construction Type

Standard Construction

Existing Planning Permission

Non Reported

Council Tax: Band A

Council Tax: Rate 1633.42

Parking Types: None.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Flooding Sources:

Has the property been flooded in last 5 years? No

Flooding Sources:

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

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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