

Guide Price
£129,950
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
- Council Tax Band: A £1,500.31
- 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

This neutrally decorated second floor one bedroom flat in the town centre is a perfect opportunity for couples, students, first-time buyers, or investors looking for a property with easy access to public transport links, nearby schools, local amenities, and a strong local community.

Featuring a spacious reception room with large windows, the flat benefits from plenty of natural light throughout. The bedroom comes with built-in open wardrobes, adding convenience and extra storage space. The bathroom is equipped with a pedestal wash hand basin, W/C, and a panel bath with a shower, providing both style and functionality.

The kitchen is fitted with wall units, base units and drawers, along with space for standalone cooker, washing machine, and fridge/freezer, offering modern convenience for everyday living. This property presents a fantastic opportunity to own a well-appointed flat in a vibrant location. Don't miss out on the chance to make this flat your new home or investment opportunity.

Standing in a southerly-facing position on one of the streets leading from the High Street, which provides various shopping facilities and is located approximately sixty yards from the sea front. Other facilities in the town include churches, schools, library, cinema, hospital, hotels, restaurants and public houses. Access to the M5 interchange at Edithmead Junction 22. Mainline railway station in Highbridge.

Believed to have been built of brick and stone and having a tiled roof. The property benefits from gas central heating and double glazing. Our current Vendor has lived in the property for 31 years. The boiler is believed to be around 12 years old having been serviced last about 12 months ago. The electrics were checked just prior to our Vendor moving in. New windows were fitted just over 12 months ago.

Somerset Council Tax Band: A £1,500.31 for 2024/25

Service Charge & Ground Rent: Costs are shared on a 25% basis

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.

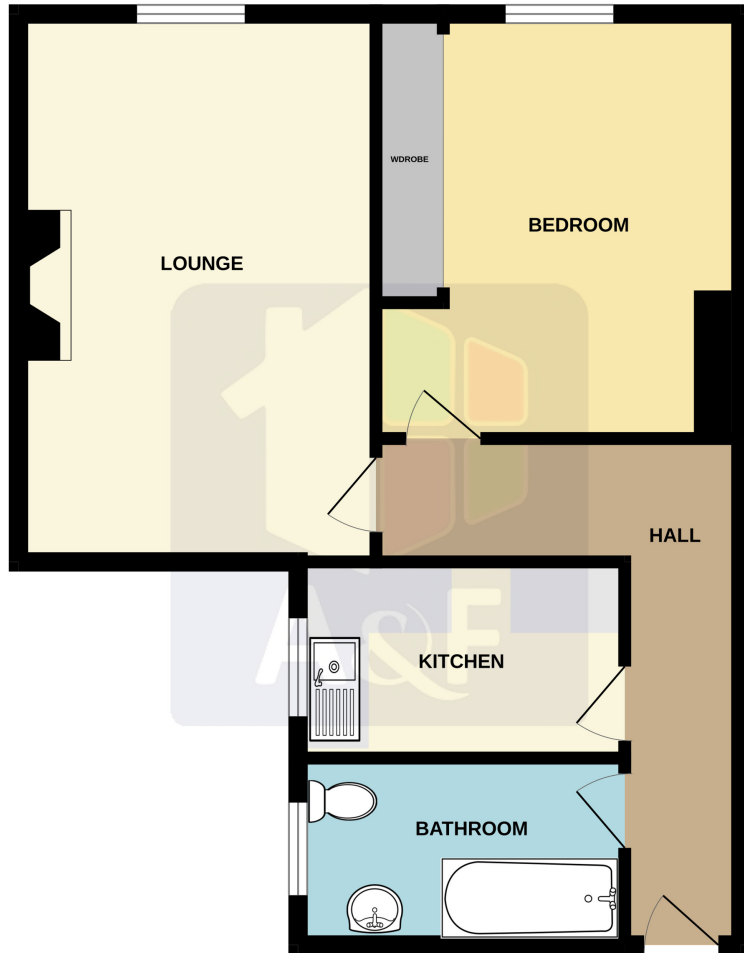
Nearby, you'll find nature reserves such as the Berrow Dunes and the Burnham-on-Sea and Highbridge Community Nature Reserve. These areas are great for birdwatching, walking, and enjoying the natural beauty of the Somerset coast.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Material Information

Utilities Services:
Mains Water, Gas, Electricity & Drainage are Connected

Flood Risk:
<https://flood-map-for-planning.service.gov.uk/>

Broadband & Mobile Signal:
For an indication of specific speeds and supply or coverage in the area, we recommend potential Buyers use:-
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Planning Applications:
https://sdc.somerset.gov.uk/planning_online

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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