

Auction Starting
Price
£165,000
Freehold





Burnham On Sea, Somerset TA8 1PG



Features

- Convenient town centre location
- For sale by modern auction
- Useful garden shed and storage
- Fully enclosed low-maintenance rear garden
- Dated throughout, ideal renovation project
- Fitted kitchen with garden access
- Large first floor bathroom
- Two spacious reception rooms
- Two double bedrooms
- Traditional bay-fronted property
- Buy-it-Now option available
- Being Sold by GOTO Online Auction
- Buyer's fees apply

Summary of Property

Being Sold by GOTO Online Auction

This traditional bay-fronted home situated close to Burnham-on-Sea town centre and seafront. The accommodation is arranged over two floors. On the ground floor there are two reception rooms, with the front lounge enjoying a bay window and the dining room leading through to the kitchen. The kitchen itself is fitted with older-style units, an inset hob and oven, and a stainless-steel sink beneath a wide rear window, with direct access to the garden. Upstairs are two double bedrooms along with a larger than average bathroom, currently fitted with an older coloured suite.

All rooms offer good proportions and plenty of scope for reconfiguration or upgrading. Externally, the rear garden is enclosed and mainly paved with mature shrubs and a useful shed. The frontage is small and walled with gated pedestrian access, while a shared side path leads to the rear garden.

Located in a convenient position within easy reach of shops, schools, transport links and the seafront, this property offers excellent potential for improvement and represents a worthwhile auction purchase. EPC: D - 23/08/2023 Somerset Council Tax Band: B - £1,905.64 for 2025/26.

Starting Bids from: £165,000

Buy it now option available

Please call or visit GOTO Online Auctions for more information.

Room Descriptions

Auctioneer's Comments

This property is for sale by Online Auction which is a flexible and buyer friendly method of purchase. The purchaser will not be exchanging contracts on the fall of the virtual hammer, but will be given 56 working days in which to complete the transaction, from the date the Draft Contract are issued by the seller's solicitor. By giving a buyer time to exchange contracts on the property, means normal residential finance can be arranged.

The Buyer's Premium secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign a Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Info Pack which can be downloaded for free from our website or requested from our Auction Department.

Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Buyer's Premium of 3.6% of the purchase price including VAT and a Legal Pack fee of £396 including VAT. This secures the transaction and takes the property off the market.

The Buyer's Premium and administration charge are in addition to the final negotiated selling price.

Buyer Fees

There are no other fees or charges payable to the Auctioneer however, there are other costs to consider such as:

- Stamp Duty Land Tax (SDLT) is applicable if you buy a property or land over a certain price in England, Wales or Northern Ireland. Please click here for more information.

- This property is for sale by Online Auction. The Online Modern Method of Auction is a flexible buyer friendly method of purchase. The purchaser will have 56 working days to exchange and complete once the draft contract is received by the buyer's solicitor (or 10 working days after receipt of the buyer's premium, whichever is earlier). Allowing the additional time to exchange and complete on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee. The fee will be a fixed fee including the Vat, this secures the transaction and takes the property off the market. The buyer will be required to agree to our terms and conditions prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found on the online Auction website or requested from our Auction Department.

Please note this property is subject to an undisclosed Reserve Price which is typically no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Our primary duty of care is to the vendor. Terms and conditions apply to the Modern Method of Auction, which is operated by GOTO Auctions

Entrance Hall

A welcoming hallway with stairs rising to the first floor and doors leading to the sitting room and lounge/diner. Provides a practical layout with good flow through the ground floor.

Sitting Room - 4.4m x 3.4m (14'4" x 11'1")

A bay-fronted reception room positioned at the front of the house. Well-proportioned, offering ample space for furnishings, with natural light from the wide bay window.

Lounge/Diner - 4.6m x 3.4m (15'1" x 11'1")

A generous second reception room, ideal as a main family living space or dining area. Rear-facing window looks out to the garden, and there is direct access into the kitchen, giving this room a sociable feel.

Kitchen - 3.4m x 2.7m (11'1" x 8'11")

Fitted with a range of older-style wall and base units with inset hob, oven and stainless-steel sink beneath a large rear window. There is ample room for appliances, and a rear door provides access to the garden. This space requires updating but has clear potential for a modern re-fit.

Landing

Central first floor landing with access to both bedrooms and the bathroom.

Bedroom One - 3.7m x 3.4m (12'0" x 11'1")

A spacious double bedroom to the front of the property, offering plenty of room for wardrobes and storage.

Bedroom Two - 3.4m x 2.4m (11'1" x 8'0")

A second double bedroom, rear-facing and overlooking the garden.

Bathroom

A larger than average bathroom, currently fitted with a coloured suite comprising bath, wash basin and WC. Plenty of scope for a re-design into a modern family bathroom.

Front Garden

Small walled frontage with gated pedestrian access, providing separation from the street.

Rear Garden

Fully enclosed, mainly paved with mature shrubs and planting. Low-maintenance in its current form and includes a useful garden shed. Offers scope for landscaping or re-design into a more family-friendly outdoor space.



Floorplan



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
EPC: D 23/08/22
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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