

Guide Price
£280,000
Leasehold





41 Quantock Court South Esplanade, Burnham-on-Sea, Somerset TA8 1DL



- ### Features
- Superb Panoramic Views Across Bridgwater Bay & Welsh Coastline
 - Open-plan layout
 - Front and rear balconies
 - Penthouse positioning
 - Master bedroom en-suite
 - Generously proportioned reception room
 - Quiet and peaceful area
 - Garage and visitors parking

Summary of Property

Presenting to the market, a neutrally decorated, two-bedroom flat available for sale. This remarkable property boasts a unique penthouse positioning, accompanied by an array of features to enhance your living experience and enjoy panoramic views across the Bridgwater Bay and Bristol Channel to South Wales.

The property showcases a generously proportioned reception room, designed in an open-plan layout. This space features large windows, allowing an abundance of natural light to flood the area, creating a bright and inviting atmosphere. It beautifully combines both dining and living areas, ideal for relaxation or hosting guests.

The penthouse houses a functional kitchen, offering ample space for appliances, catering to all your culinary needs. The property also comes with two bedrooms: the master bedroom features an en-suite and built-in wardrobes, also a dressing area offering a private and convenient space. The second bedroom is a spacious single room, perfect for guests or as a home office.

There are two bathrooms in the property. The main bathroom is fitted with built-in storage and a panel bath with a shower over, assuring comfort and practicality. The second bathroom is an en-suite to the master bedroom, equipped with a walk-in shower for ease and luxury.

Uniquely, this penthouse offers a balcony to both the front and rear, providing an excellent spot to enjoy peaceful mornings or quiet evenings. Lending itself to being ideal for investment purposes, or as a holiday home, it further benefits from a garage and visitors parking, ensuring convenience for you and your guests.

Located in a quiet and peaceful area with strong local community vibes, this property offers easy access to public transport links, local amenities, and nearby parks. Ideal for couples or those looking towards retirement, this property is a haven with the added benefit of local walking routes.

Mains electricity, gas, water and drainage are connected - Council Tax Band C - £2,000.42 for 2024/25

EPC: E48 - Planning link:<https://www.somerset.gov.uk/planning-buildings-and-land/view-and-comment-on-a-planning-application> - Vacant possession on completion

Room Descriptions

Construction

Built in the early 1970's of traditional construction, this purpose-built flat offers spacious accommodation and has double glazing and electric off-peak heating. The Roof of the Block has a recent 20-year Guarantee.

ACCOMMODATION

COMMUNAL STAIRS AND LANDING

ENTRANCE HALL:

Entrance door, off-peak heater and entry telephone system.

LOUNGE-DINER: 7.90m x 6.07m / 25' 11 x 19' 11 (L-Shaped)

Raised floor offering easy views, even from seated position, to Large double glazed picture window enjoying panoramic views across Bridgwater Bay and the Bristol Channel to South Wales. Feature marble fire place, nine spot lights, ceiling fan, two off-peak heaters. Double glazed door to balcony overlooking the front of the block of flats with views across the coast. To the rear of the Lounge is a double glazed patio door giving access to the roof terrace which has views over Burnham-on-Sea to Brent Knoll and the Mendip Hills.

LARGE REAR PATIO / ROOF TERRACE:

The property boasts a large rear patio/roof terrace, an area where the Vendors have invested significantly to create an inviting outdoor space. Featuring durable composite decking, this terrace offers both style and longevity. The substantial and attractive safety railings provide security without compromising the view. Additionally, there is ample storage for sun loungers, ensuring that everything needed for relaxation is within easy reach. This space is ideal for entertaining guests or enjoying peaceful moments outdoors, adding substantial value and appeal to the home.

KITCHEN: 3.71m x 2.53m / 12' 2 x 8' 4

Range of kitchen units comprising various base, wall and drawer cupboards with roll top working surfaces. 1½ bowl single drainer sink unit with mixer tap. Fitted electric four-ring ceramic hob with overhead cooker hood. Fitted electric oven, fitted microwave. Part-tiled walls, fluorescent strip light, concealed lighting over the work tops, built-in cupboards and double glazed window.

INNER HALL:

Built-in cupboard

MASTER BEDROOM: 4.18m x 3.96m (max) / 13' 9 x 13' 0 (max)

Off-peak heater, double glazed patio door to the balcony overlooking the sea. Archway to:-

EN-SUITE DRESSING ROOM: 4.14m x 2.09m / 13' 7 x 6' 10

Comprehensive range of fitted wardrobes, cupboards and drawers together with fitted dressing table. Double glazed window and off-peak heater.

EN-SUITE SHOWER ROOM:

Fully-tiled with a shower cubicle with a 'Mira' shower unit, vanity unit with an inset wash hand basin and low-level WC. Shaver point, extractor fan and three downlighter spot lights. Fitted mirror-fronted medicine cabinet.

BEDROOM: 3.74m x 2.49m / 12' 3 x 8' 2

Double glazed window and off-peak heater.

BATHROOM:

Fully tiled with a white suite comprising panelled bath with shower attachment and 'Mira' shower unit over with screen. Vanity unit with integrated wash hand basin and low-level WC. Double glazed window, off-peak heater, shaver point and heated towel rail.

OUTSIDE:

DOUBLE GARAGE: Up-and-over door with electric light.

OUTGOINGS:

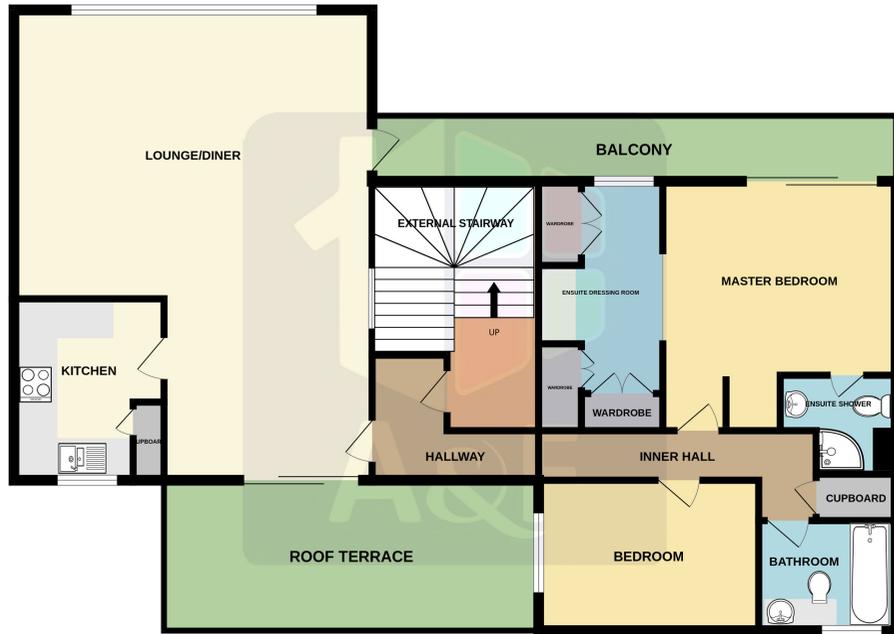
GROUND RENT: One Red Rose

SERVICE CHARGE: £275 - paid quarterly

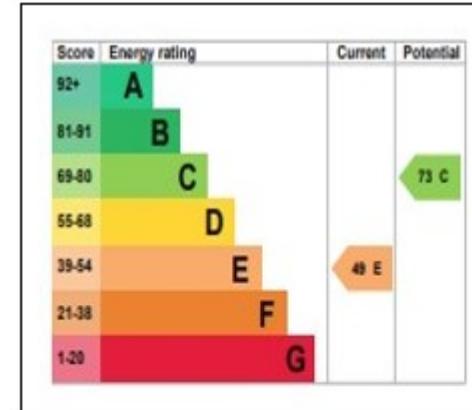


Floorplan

GROUND FLOOR



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.
Made with Lettopix 1/2024



Local Authority Somerset	Council Tax Band Annual Price: C £2,015	
Conservation Area No	Flood Risk No Risk	
Floor Area	Plot Size 0.06 Acres	
Mobile Coverage	Broadband	
EE	Basic	15 Mbps
Vodafone	Superfast	80 Mbps
Three	Ultrafast	1000 Mbps
O2		
Satellite / Fibre TV Availability		
BT	✓	
Sky	✓	
Virgin	✗	