



Asking Price £284,950
The Esplanade, Burnham-on-Sea, TA8 2AQ



4
Bedrooms

2
Bathrooms

18 College Street, Burnham-On-Sea, Somerset, TA8 1AE |
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A 4 Bed Maisonette on the Upper Floors of this Esplanade Residence in Burnham-on-Sea

THE PROPERTY

Flat 1, 51 Esplanade, Burnham-on-Sea, Somerset, TA8 2AQ

Entrance Porch, Hall, Lounge, Dining Room, Study, Kitchen, Bathroom, Landing, 4 Bedrooms, Shower Room, Gas Central Heating, Double Glazing and 2 Parking Spaces to the front of the property

SITUATION

Standing on the sea front in the Somerset sea side town of Burnham-On-Sea and enjoying magnificent views over the sea to South Wales and the West Somerset Coastlines. The property stands approximately 400 yards from the High Street which provides comprehensive shopping facilities. Other amenities in the area include Churches, schools, library, hospital, doctors surgery, hotels, restaurants, public houses. There is also a host of sporting facilities. Access to the M5 Motorway, Junction 22. Mainline railway station in Highbridge.

CONSTRUCTION

Believed to have been built in the 1850's and probably constructed mainly of brick and stone with externally rendered elevations. The property comprises the upper two storeys of this three storey building.

ACCOMMODATION

ENTRANCE PORCH

With glazed entrance door and meter cupboard.

HALL

LOUNGE *5.14m x 4.95m*

With double glazed bay window with panoramic views across the Bristol Channel and Bridgwater Bay. Marble and brick fireplace, two radiators and moulded cornice.

DINING ROOM *5.05m x 3.58m*

With radiator, double glazed window and cast iron fireplace with a marble hearth.

STUDY *3.02m x 2.36m*

With radiator and double glazed door (not currently used).

KITCHEN *4.41m x 3.13m*

1 ½ bowl single drainer stainless steel sink unit with a mixer tap. Fitted electric hob and oven. Range of base, wall and drawer units with roll-top working surfaces. Double glazed window and cast iron fireplace. Potterton gas fired boiler providing central heating and domestic hot water.

BATHROOM

With white suite comprising bath, hand wash basin, low level WC, heated towel rail and double glazed window.

LANDING

With double glazed window and radiator.

BEDROOM *5.17m x 4.95m*

With double glazed bay window with panoramic views. Brick fireplace, two radiators and moulded cornice.

BEDROOM *4.93m x 3.59m*

With cast iron fireplace, double glazed window and radiator.

BEDROOM *4.32m x 3.16m*

With cast iron fireplace, double glazed window and insulated copper hot water tank fitted with an electric immersion heater.

BEDROOM 2.63m x 2.06m

With radiator and double glazed window.

SHOWER ROOM

With shower cubicle having a Mira shower, hand wash basin, low level WC, fully tiled walls and double glazed window.

OUTSIDE

Two car parking spaces to the front of the property.

SERVICES

Mains, electricity, gas, water and drainage are connected.

TENURE

Long leasehold - 125 years from 2002. Vacant possession upon completion

OUTGOINGS

Sedgemoor District Council Tax Band: C - £1,889.01 for 2023/24.

-Building insurance premium - £469.44.

-Service Charge & Ground Rent: £10 per annum - Currently Not Collected




GROUND FLOOR

1ST 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.
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| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 80 |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |

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