

Guide Price  
£159,950  
Leasehold





## Flat 1 Churchlands Court, Myrtle Drive, Burnham-on-Sea, Somerset TA8 2HB



### Features

- Highly sought after location
- Brand-new modern kitchen
- Upgraded electrics
- Allocated parking space
- Ground floor accessibility
- Close to public transport
- Proximity to local amenities
- Nearby green spaces
- Short walk to the sea
- Excellent nearby schools

### Summary of Property

For sale is a beautifully presented two-bedroom ground floor flat located in the highly sought after town of Burnham-on-Sea. This property has been tastefully updated to a high standard, boasting a brand-new kitchen, and upgraded electrics. It is a versatile property, perfect for first-time buyers, savvy investors or those looking for comfort and convenience.

The flat offers a well-proportioned reception room providing a space for relaxation and entertainment. The newly fitted kitchen comes with modern appliances and provides the perfect environment for home cooking. The property comprises two spacious bedrooms, offering the ideal retreat after a long day. A contemporary bathroom completes the accommodation, providing all the necessary conveniences.

One of the unique features of this property is the allocated parking space, making it perfect for those who own a car. Being on the ground floor, the property is easily accessible.

This beautifully updated flat is not just a home, but a lifestyle. It offers a wonderful balance of comfortable living spaces and a prime location, making it a truly desirable property. Don't miss this opportunity to own a piece of Burnham-on-Sea.

EPC: D

Somerset Council Tax Band: B - £1,905.64 for 2025/26

Service Charges for period £950 per annum which includes management fee, maintenance charges and contribution to general upkeep of the complex.

## Room Descriptions

### Communal Entrance Hall

Upvc double glazed communal door to the communal entrance hall.

Wooden door to the:

### Lounge - 4.89 x 2.99 (16'0" x 9'9")

Two Upvc double glazed windows to the front, new electric DIMPLEX Quantum heater. Double door airing cupboard with doors to the kitchen and inner hall.

### Kitchen - 3.64 x 1.89 (11'11" x 6'2")

Fitted with a range of wall and floor units to incorporate single sink drainer unit, ceramic hob with electric oven under and extractor fan. Space for fridge/freezer and washing machine, which are included in the sale. Upvc double glazed window.

### Inner Hallway - Giving access to the:

#### Bedroom 1 - 3.23 x 2.91 (10'7" x 9'6")

New electric panel heater, double glazed window to the rear.

#### Bedroom 2 - 3.24 x 2.27 (10'7" x 7'5")

New electric panel heater and Upvc double glazed window to the rear.

### Bathroom - 1.94 x 1.54 (6'4" x 5'0")

Comprising panelled bath with shower over, pedestal wash hand basin and close coupled WC. Tiled walls, shaver point, new heated towel rail and a Upvc double glazed obscured window to the side.

### Location

Burnham-on-Sea is a charming coastal town known for its stunning beaches, vibrant community, and convenient location. With easy access to the M5 motorway, Bristol Airport, and nearby towns like Bridgwater and Taunton, Burnham-on-Sea offers a perfect blend of coastal living and modern amenities. The town boasts a range of local shops, restaurants, and leisure facilities, making it an ideal place for families and retirees alike.

The property is set in a prime location, a stone's throw away from public transport links, local amenities, and green spaces. For families, there are excellent schools within proximity. For fitness enthusiasts, the nearby sports centre, cycling routes, and walking routes offer ample opportunities for outdoor activities. A short walk will lead you to the sea, providing a serene environment for relaxation. The property's location also offers a close-knit community feel, being close to the town centre.

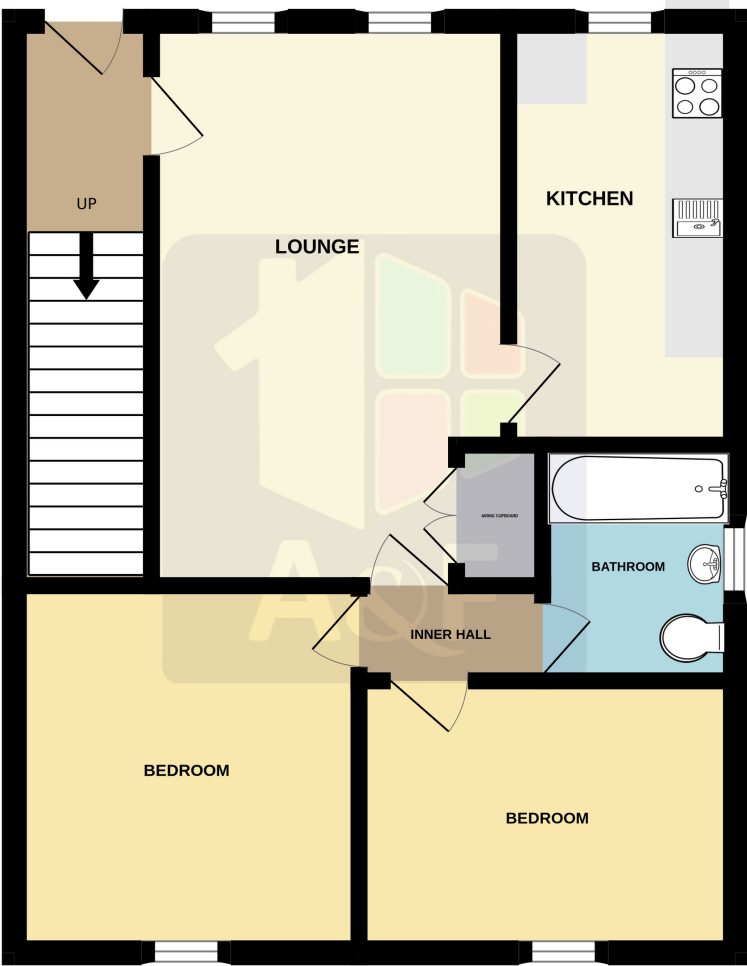
### Service Charge

Service Charges for period £950 p.a which includes management fee, maintenance charges and contribution to general upkeep of the complex.



Floorplan

GROUND FLOOR



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             | 59 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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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