

Asking Price  
£269,950  
Leasehold







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



Material Information
Council Tax Band & Charge for Current Year
Band: C £2,177.88 2025/26
EPC Rating & Date Carried Out
D63 (08/08/2023)
Building Safety Issues
A Level of Cosmetic Works Are Required to Update the Property No Form of Survey Has Been Carried Out
Mobile Signal
<b>Ofcom Mobile Coverage Checker</b> Provides official indoor and outdoor coverage predictions across all major UK networks (EE, O2, Three, Vodafone). <a href="#">Ofcom Mobile Coverage Checker</a> provides official predictions for indoor and outdoor coverage across all major UK networks (EE, O2, Three, Vodafone).
<b>nPerf Mobile Coverage Map</b> Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data. <a href="https://www.nperf.com/en/map/GB/-/-signal?l=20&amp;g=0&amp;zoom=3">https://www.nperf.com/en/map/GB/-/-signal?l=20&amp;g=0&amp;zoom=3</a>
<b>Mast Data Mobile Mast Summary</b> Shows mast locations and coverage details for each mobile provider across the UK <a href="https://mastdata.com/coverage">https://mastdata.com/coverage</a>
Construction Type
Standard Construction
Existing Planning Permission
None Currently Registered
Coalfield or Mining
N/A
<b>Disclaimer:</b> The information provided above has been obtained directly from the sellers or their representatives. While every effort has been made to ensure its accuracy, we cannot guarantee its completeness or reliability and advise interested parties to carry out their own due diligence

### Features

- 4 Bed Maisonette
- Upper Floors
- 2 Parking Spaces
- Sea Views to South Wales & Somerset Coastline
- Leasehold: 125 years from 2002
- Vacant Possession on Completion

### Summary of Property

A four Bed Maisonette on the Upper Floors of this Esplanade Residence in Burnham-on-Sea. 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.

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.

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.

EPC: D63 (08/08/2023)

Sedgemoor District Council Tax Band: C £2,177.88 2025/26

Building insurance premium: £469.44 p.a

Ground Rent: £10 per annum (Service Charge & Ground Rent are Currently Not Collected)

## Room Descriptions

### 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.



Floorplan

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.  
Made with Metroplan ©2023

Score	Energy rating	Current	Potential
92+	A		80 C
81-91	B		
69-80	C		
55-68	D		
39-54	E	63 D	
21-38	F		
1-20	G		