

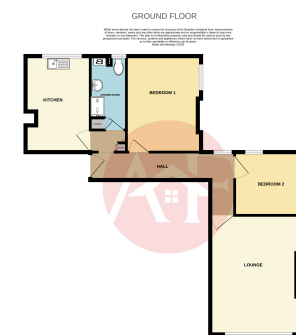
Guide Price
£165,000
Leasehold



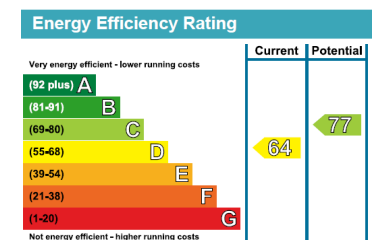
1B Rectory Road, Burnham-On-Sea, TA8 2BY
2 Bedrooms, Flat

- Spacious lounge with front aspect
- Large mantelpiece fireplace
- fitted kitchen units
- Convenient electric hob cooker
- Generous shower cubicle

- Ample tall cupboard storage
- Well-proportioned second bedroom
- Private and peaceful setting
- Spacious family living areas
- Welcoming and homely atmosphere



Material Information	
Council Tax Band & Charge for Current Year	Band: B - £1,905.64 for 2025/26
EPC Rating & Date Carried Out	D - 8 th June 2019
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.gov.uk ePerf Mobile Coverage Map Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data. www.eperf.com
Most 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
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.	



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