

**Guide Price**  
**£129,950**  
**Leasehold**



**10 Regent Street, Burnham-on-Sea, TA8 1AX**  
**1 Bedrooms, Flat**

- One bedroom
- Second Floor Flat
- Gas Central Heating & Double glazing
- Mains Water, Gas, Electricity & Drainage are Connected
- Council Tax Band: A £1,500.31

- Leasehold: 189 years from 25 March 1993
- Service Charge & Ground Rent: Shared on a 25% basis
- Spacious reception room with large windows
- Convenient location with easy access
- Fantastic investment opportunity



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	78 C
39-54	E		
21-38	F		
1-20	G		

**Council Tax**  
**Band: A**  
**£1,500.31**  
**for 2024/25**

**Material Information**  
**Utilities Services:**  
Mains Water, Gas, Electricity & Drainage are Connected  
**Flood Risk:**  
<https://flood-map-for-planning.service.gov.uk/>  
**Broadband & Mobile Signal:**  
For an indication of specific speeds and supply or coverage in the area, we recommend potential Buyers use:  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>  
**Planning Applications:**  
[https://sdc.somerset.gov.uk/planning\\_online](https://sdc.somerset.gov.uk/planning_online)

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