



Asking Price £129,950
GFF, Esplanade, Burnham-on-Sea, TA8 2AH



1

Bedroom



1

Bathroom

18 College Street, Burnham-On-Sea, Somerset, TA8 1AE |
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****INVESTMENT OPPORTUNITY****

*** Tenant in Situ ***

1 Bedroom Ground Floor Flat - For Sale with Tenant in Situ - on the seafront in Burnham-on-Sea, benefitting from off-road Parking, sea views and is located near many local amenities

THE PROPERTY

62A Esplanade, Burnham-on-Sea, Somerset, TA8 2AH

Entrance Hall, Lounge, Hall, Kitchen, Bedroom, Bathroom, Gas-Fired Central Heating (boiler installed approx. 2 years ago), Double Glazing and Allocated Parking Space

SITUATION - Standing in a prominent position on the Burnham-on-Sea sea front and enjoying panoramic sea views over Burnham-on-Sea beach and Bridgwater Bay, extending to the West Somerset coast and Welsh coast. The town of Burnham-on-Sea offers various shopping and banking facilities together with churches, school, library, cinema, hotels, hospital, doctor's surgery, restaurants and public houses. Access to the M5 at Junction 22 providing easy travelling to Bristol, London the North and the South. Mainline railway station in Highbridge.

CONSTRUCTION - Forming part of a substantial Victorian building, constructed in the mid-19th Century. Believed to have been built, mainly, of brick and stone, this substantial building offers spacious facilities together with character features.

ACCOMMODATION

LOUNGE

Stone fireplace with gas fire. Large bay window with a sea view. Coved ceiling. 2 Radiators.

HALL

Cupboard & radiator.

KITCHEN

A range of base, wall and drawer units with contrasting worktops. 'Eurolec' oven & 4 ring gas hob. Integrated fridge/freezer & integrated dishwasher. Single bowl stainless steel sink and drainer unit. Worcester gas-fired boiler, which was only installed around 2 years ago. Cupboard with electric sockets, plumbing for a washing machine and a shelf. 2 double-glazed windows. Radiator.

BEDROOM

Sash window. Fitted mirror-fronted wardrobe. Coved ceiling. Radiator.

BATHROOM

White suite comprising low level WC, pedestal hand wash basin h/c with mirrored cupboard over. Wood panelled bath with shower unit and glazed shower screen. Heated towel rack. Extractor fan. Shaver point. 3 spotlights.

OUTSIDE - Allocated Parking Space

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

TENURE - Long Leasehold - Remainder of a 999-year Lease dated 2 October 2006

OUTGOINGS

Sedgemoor District Council Tax Band - A - £1,416.76 for 2023/24

Service Charge: £600 p/a

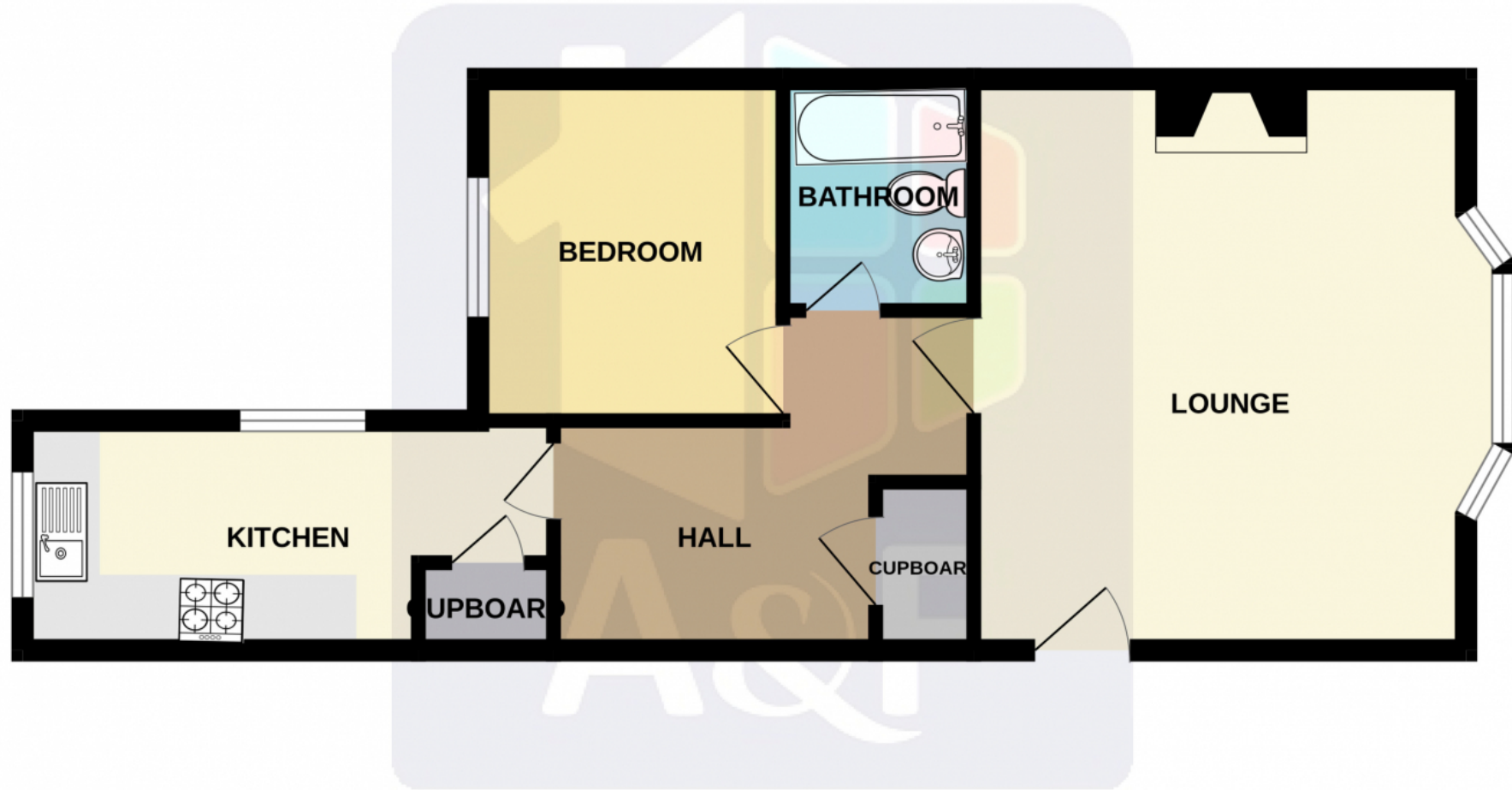
Ground Rent: £5 p/a

INVESTMENT - TENANT IN SITU

Current AST Rent: £575 pcm



GROUND FLOOR
463 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 463 sq.ft. (43.1 sq.m.) approx.

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	71	80
(55-68) D		
(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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