



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



 1
Bedroom

 1
Bathroom

18 College Street, Burnham-On-Sea, Somerset, TA8 1AE |
residential@aandfproperty.co.uk

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****INVESTMENT OPPORTUNITY****

*** Tenant in Situ ***

**1 Bedroom Ground Floor Flat with Gas Central Heating & Double Glazing
and overlooking Burnham-on-Sea's Sea Front**

THE PROPERTY

Flat 1, 61 Esplanade, Burnham-on-Sea, TA8 2AH

*Entrance Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom, Rear Lobby,
Study/Store, Gas Central Heating, Double Glazing, Rear
Courtyard/Concrete Area*

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

ENTRANCE HALL

Double glazed entrance door and radiator.

LOUNGE 5.00m x 4.43m (max) / 16' 4 x 14' 5

Double glazed window, radiator and four wall light points.

KITCHEN 4.15m x 2.07m (average) / 13' 6 x 6' 79

Single drainer stainless steel sink unit with mixer tap. Range of modern base, wall and drawer units with contrasting worktops. Part-tiled walls, 'Technik' gas 4-ring hob and oven. Plumbing for automatic washing machine. Radiator and four spot lights

BEDROOM 4.25m x 3.38m (max) / 13' 9 x 11' 0

Radiator, double glazed window and fitted wardrobe housing the 'Worcester' gas-fired boiler providing domestic hot water and central heating.

BATHROOM

White suite comprising panelled bath with 'Mira' shower over, pedestal wash hand basin and low-level WC. Part-tiled walls, heated towel rail and extractor fan.

REAR LOBBY 1.39m x 0.95m / 4' 5 x 3' 1

Airing cupboard housing the hot water tank. Double glazed door to the rear communal area.

STUDY / STORE 2.46m x 1.77m / 8' 07 x 3' 8

Radiator

OUTSIDE

Communal area to the rear of the property which is laid to concrete.

SERVICES

Mains Water, Electricity, Gas & Drainage are connected.

TENURE

Long Leasehold - Remainder of a 999-year Lease dated 24 June 1989

OUTGOINGS

Sedgemoor District Council, Tax Band: B : £1,652.87 for 2023/24

Service Charge: £600 p/a

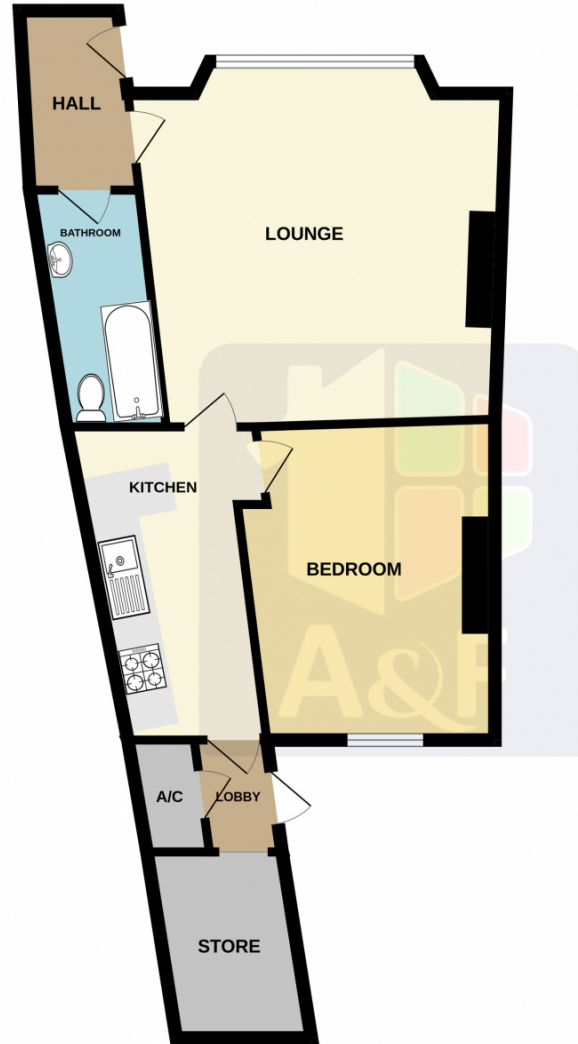
Ground Rent: £15 p/a

INVESTMENT - TENANT IN SITU

Current AST Rent: £400 pcm




GROUND 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(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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