

7 and 7 A Dunstan Road, Burnham-On-Sea, Somerset, TA8 1ER

Auction Guide Price +++ £390,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 24TH JULY 2024
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- JULY LIVE ONLINE AUCTION
- FREEHOLD INVESTMENT COMBO
- 4 BED | 4 BATH HOUSE & 2 BED HOUSE
- SCOPE FOR £48,600 INCOME PA
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JULY LIVE ONLINE AUCTION – A Freehold INVESTMENT OPPORTUNITY comprising 4 BED | 4 BATH HOUSE (1259 Sq Ft) and adjoining 2 BED HOUSE (631 Sq Ft) with scope for £48,600 INCOME PA

7 and 7 A Dunstan Road, Burnham-On-Sea, Somerset, TA8 1ER

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 7 & 7 a Dunstan Road, Burnham on Sea, TA8 1ER

Lot Number TBC

The Live Online Auction is on Wednesday 24th July 2024 @ 17:30
Registration Deadline is on Monday 22nd July 2024 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer.
Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

7 & 7 a DUNSTON ROAD

Interested parties should note that both 7 and 7a Dunstan Road are available in the same auction catalogue as separate lots.
There may be scope to incorporate the two properties for rental.

7 DUNSTON ROAD

A Freehold mid terraced period property located just over 200 yards from the High Street and also close to the sea front and beach. The property is offered in excellent decorative order and the accommodation (1259 Sq Ft) is arranged over 3 floors providing a large lounge, Kitchen / Diner with access to rear courtyard and 3 en suite bedrooms with an additional 4th bedroom and separate shower room.
Sold with vacant possession.

Tenure - Freehold

Council Tax - A

EPC - C

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

7 - THE OPPORTUNITY

FAMILY HOME | REDUCED PRICE

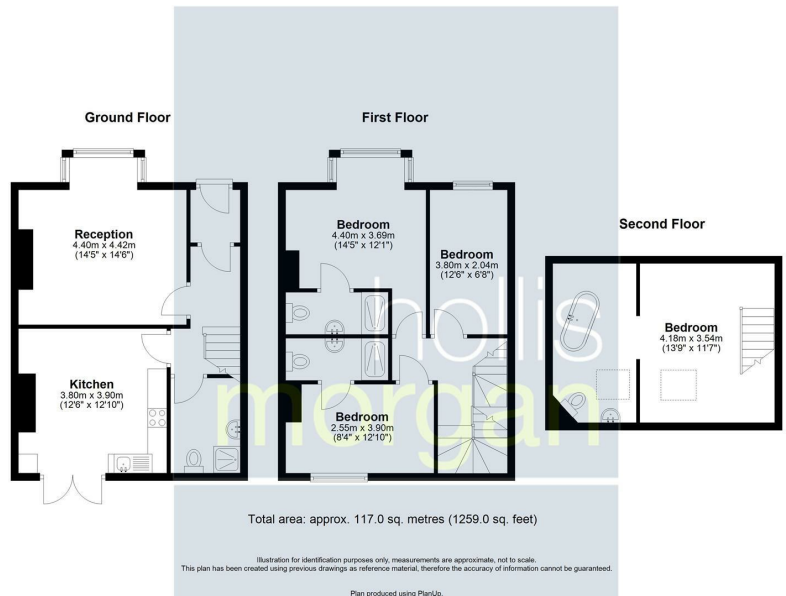
The property is ready for immediate occupation and would make a fine family home close to the beach and offers excellent value being offered with a reduced guide price having been previously listed with another agent for £309,950

INVESTMENT

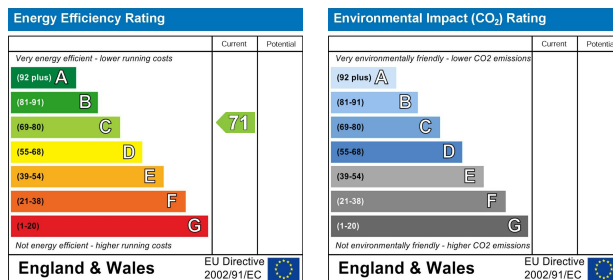
The property would suit a range of tenants and we understand the following rents are achievable.

Single Family / Tenant on 12 month AST - £1400 pcm | £16,800 pa
HMO / HINKLEY POINT - £700 pcm per en suite room / £550 pcm for bed 4
= £2,650 pcm | £31,800 pa

Floor plan



EPC Chart



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Hollis Morgan Property Limited, registered in England, registered 7275716.

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Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.