



Flat 3, 14 Esplanade

Burnham-On-Sea, TA8 1BE

Price £230,000



# PROPERTY DESCRIPTION

An opportunity to purchase a three bedroom (one en suite), first floor flat, situated on Burnham on Sea Esplanade and enjoying far reaching, coastal views.

Entrance hall\* Lounge with sea views\* Breakfast kitchen, also with sea views\* Three bedrooms (the master of which has an en suite shower room)\* Bathroom\* Electric heating\* Double glazing\* Parking\* Communal, low maintenance outside space to the front.

## Local Authority

Somerset Council Council Tax Band: B

Tenure: Leasehold

EPC Rating: E



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>			
(39-54) <b>E</b>		39	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

External steps to the communal entrance door leading to the communal entrance door.

Stairs rise to first floor landing with access to Flat 3.

## Entrance Hall

With storage recess.

## Lounge

21'1" maximum into bay window x 12'10" (6.43 maximum into bay window x 3.92)

Double glazed bay window overlooking the front and enjoying panoramic coastal views with window seat. Fireplace with mantel and inset electric fire, two wall mounted, oil filled electric radiators.

## Kitchen/Breakfast Room

12'10" x 8'9" (3.92 x 2.69)

Fitted with a range of dark grey/blue fronted units including base cupboards and drawers and matching wall mounted cupboards. Built in electric oven and four ring hob. Space for washing machine and fridge/freezer. One and a quarter bowl stainless steel sink unit with mixer tap. Space for breakfast table. Electric, oil filled, wall mounted radiator, tiled splashbacks and double glazed window overlooking the front enjoying coastal views.

## Bedroom 1

16'10" x 12'5" maximum (5.15 x 3.79 maximum)

With two fitted double wardrobes with box storage over, wall mounted, oil filled, electric radiator and two double glazed windows to the side. Door to the:

## En Suite Shower Room

8'2" x 3'2" (2.49 x 0.99)

With shower cubicle with folding sliding glazed door and wall mounted shower. Pedestal wash hand basin and low level w.c. Tiled splashbacks.

## Bedroom 2

13'11" x 9'3" (4.26 x 2.83)

With double glazed window overlooking the side. Wall mounted, oil filled electric radiator.

## Bedroom 3

16'2" x 8'11" (4.94 x 2.72)

With fitted double wardrobe and double glazed window overlooking the rear.

## Bathroom

8'3" x 6'7" (2.53 x 2.03)

White suite comprising panelled bath with wall mounted shower over and folding shower screen. Pedestal wash hand basin, low level w.c. Tiled splashbacks and wall mounted electric, oil filled radiator. Two double glazed obscured windows, airing cupboard with hot water cylinder and slatted shelving.

## Outside

To the rear of the property and accessed from Cross Street there is tandem parking for two small cars (one larger car) and a shared area of storage.

## Tenure

Leasehold

999 Year Lease from 1st December 1978

# PROPERTY DESCRIPTION

No Ground Rent

Service Charge £1,200.00 per annum (£100 per month) payable to Esplanade Management Company.

## Description

This three bedroom, first floor flat offers spacious accommodation enhanced by coastal views to the Quantock Hill and the Welsh coastline in the distance.

The accommodation briefly comprises: Steps up to communal entrance door and hall, further staircase to the first floor (stairlift if required could be available by separate negotiation). The internal entrance hall gives access to all rooms including a generous lounge with bay window and fitted window seat where the views can be enjoyed, breakfast kitchen, three bedrooms (the master of which has an en suite shower room) and further bathroom.

The property has electric heating, double glazing and tandem parking (for two small cars) There is a communal garden area to the front which is low maintenance.

Conveniently situated within a stones throw of Burnham on Sea High Street which offers a range of shops and amenities. For the commuter, the M5 motorway interchange is at junction 22 Edithmead and mainline railway station is in the nearby town of Highbridge

## Directions

From the Esso service Station at the top of Love Lane, turn left onto Oxford Street and take the third turning right onto Cross Street. Continue along Cross

Street, over the High Street and continue to the Esplanade where the property can be found on the left hand side on the corner of Cross Street and Esplanade.

## Material Information

Additional information not previously mentioned

Council Tax Band-B

EPC- E

- Mains electric and water.
- Water not metered
- Electric heating
- Mains drainage
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)

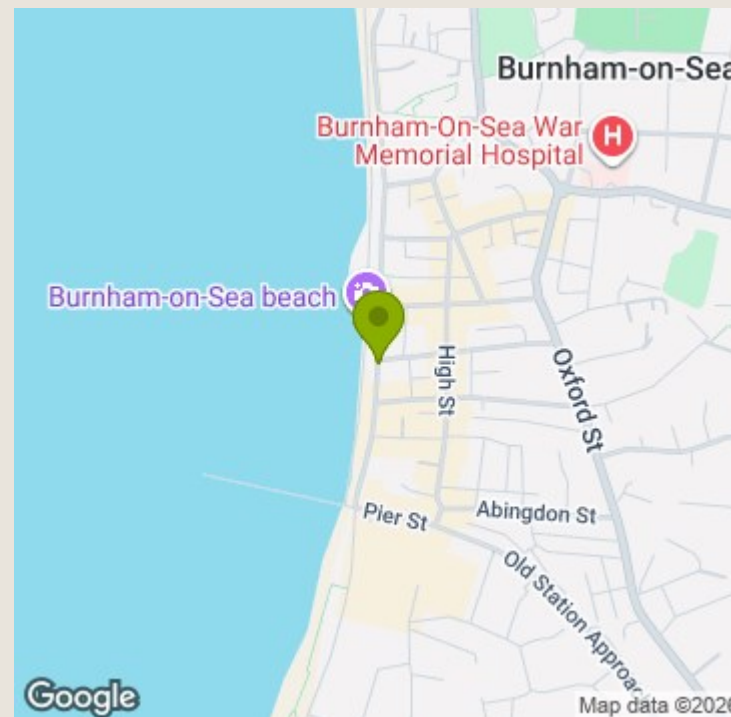








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Metropix ©2025



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 793700**

[sales@berrymansproperties.net](mailto:sales@berrymansproperties.net)

### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
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 Alletsons up to £180 inc. VAT, Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

