



GIBBINS RICHARDS 
Making home moves happen

8a Allandale Road, Burnham-On-Sea TA8 2HG
£215,000

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A stunning three bedroom, first floor apartment situated on the highly sought after Allandale Road, just a short walk from local shops, amenities and the beautiful seafront!

This fantastic property benefits from gas central heating, UPVC double glazing, and is being sold with NO ONWARD CHAIN. The well appointed accommodation includes a private entrance hall, kitchen, modern bathroom, separate WC and a spacious sitting room that boasts sea views. Additionally, there are three generously sized bedrooms, perfect for comfortable living.

Tenure: Freehold / Energy Rating: D / Council Tax Band: B

Burnham-on-Sea is a vibrant seaside town offering a fantastic range of shopping, leisure, and financial amenities. It also boasts excellent transport links, with easy access to the M5 motorway at Junction 22 and a mainline intercity railway station just a short distance away in nearby Highbridge.

NO ONWARD CHAIN
POTENTIAL FOR LOFT CONVERSION (SUBJECT TO THE NECESSARY PLANNING & BUILDING REGULATIONS APPROVAL)
BATHROOM / SEPARATE WC
THREE BEDROOMS
SITTING ROOM
GAS CENTRAL HEATING / MAJORITY UPVC DOUBLE GLAZED
IDEAL FIRST TIME / INVESTMENT PURCHASE
WELL PRESENTED THROUGHOUT
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES





Communal Hallway
Private Entrance Hall
Kitchen

Stairs to first floor;
Doors to all rooms. Storage cupboard.
8' 2" x 7' 3" (2.48m x 2.22m) Rear aspect window. Fitted with matching floor and wall cupboard units. Storage cupboard with rear aspect window.

Sitting Room

15' 4" x 15' 2" (4.67m x 4.63m) Front aspect bay window and side aspect window with sea view.

Bathroom

7' 3" x 3' 3" (2.2m x 1.0m) Equipped in a matching three piece suite comprising low level WC, wash hand basin and bath with overhead electric shower.

Separate WC

Side aspect window. Two piece suite comprising low level WC and wash hand basin.

Bedroom 1

15' 9" x 13' 5" (4.8m x 4.1m) Front aspect bay window. Feature fireplace.

Bedroom 2

13' 8" x 11' 6" (4.16m x 3.51m) Rear aspect window. Built-in wardrobe. Feature fireplace.

Bedroom 3

10' 0" x 7' 8" (3.05m x 2.33m) Front aspect window.

AGENTS NOTE

This property is 'leasehold' with a 999 year Lease commencing on 17th July 2009. Our vendors also owns the freehold. Any structural/maintenance/repair works are shared 50/50 with the ground floor flat together with the buildings insurance for the property. Full details of the Lease and Freehold can be sought via your legal representative. The garden depicted is designated for the ground floor apartment, with additional rights for the use of a washing line in the rear garden.



GROUND FLOOR

FIRST 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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction. We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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