

Guide Price  
£58,000  
Leasehold







## Homelane House, 8 Rectory Road, Burnham-on-Sea, Somerset TA8 2BX



### Features

- Purpose built retirement flat
- House manager & communal areas
- One bedroom, Lounge & Kitchen
- 24hr call system
- Communal gardens
- Communal parking
- No onward chain

### Summary of Property

A one bedroom house managed second floor flat with double glazing and electric heating.

Entrance hall\* good size living room\* good size kitchen\* bedroom\* bathroom\* Upvc double glazing\* economy 7 electric heating system\* emergency alarm to all rooms\* door entry phone and communal facilities of residents lounge, laundry, visitors guest suite and communal gardens.

Second floor purpose built flat specifically designed and built by McCarthy and Stone as house managed apartments in the 1980's. Homelane House comprises 48 similar apartments each with their own private accommodation as well as the communal facilities available to each.

The owner of the flat does contribute to the management, maintenance and the house manager service and at least one prospective purchaser from a couple should have reached over 60 years of age.

Located in a sought after part of Burnham-on-Sea within half a mile of the town centre and a short walk from the miles of sandy beach stretching from Burnham-on-Sea to Brean Down.

EPC: C Somerset Council Tax band: A - £1,500.31 for 2024/25

## Room Descriptions

### Accommodation

#### Entrance Hall

Approached via wooden front door with inset letter box. Smoke detector and large built-in airing cupboard housing the factory lagged hot water cylinder, dual rate immersion heater, slatted shelving, electric meter, fuses and cold water cistern.

#### Lounge: 5.28 x 3.2 (17'4 x 10'6 )

Electric night storage heater with shelf over, further eye level shelves and double glazed easterly facing window. Television and telephone points. Wide arched opening to:

#### Kitchen: 2.26 x 1.7 (7'5 x 5'7 )

Single drainer stainless steel sink unit (H&C). Range of base and drawer units, wall cupboards and contrasting work tops. Fluorescent strip light, extractor fan and double glazed window.

#### Bedroom: 3.56 x 2.64 (11'8 x 8'8 )

Electric night storage heater, double glazed window and built-in wardrobe with eye level shelf.

#### Bathroom: 1.68 x 2.21 (5'6 x 7'3 )

Tiled walls and comprising a Sun King suite of low panelled bath (H&C) with twin grab handles, vanity unit with inset wash hand basin (H&C) and low level W.C. Electric wall fire, fluorescent strip light, extractor fan, inset toilet roll holder and 2 towel rails.

### Tenure

Long Leasehold 99 years from 1.9.1984. Vacant possession on completion. It is a consideration of occupation that the resident must be over the age of 60 years, or in the circumstances of a couple one must be over 60 years and the other over 55 years.

### Charges

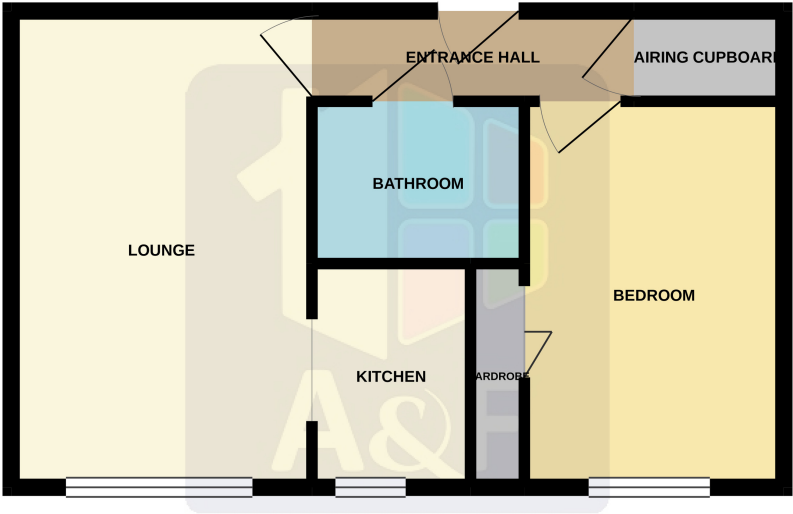
ANNUAL SERVICE CHARGE: £1,214 - Paid 6 monthly.

GROUND RENT: £222.53 - Paid 6 monthly.

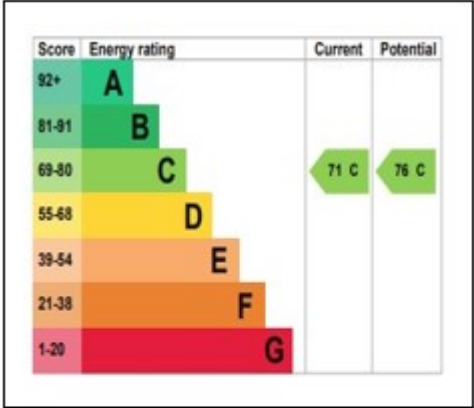


Floorplan

GROUND FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA - 429 sq.ft. (39.9 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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**Material Information**

**Utilities Services:**  
Mains Water, Electricity & Drainage are Connected

**Flood Risk:**  
<https://flood-map-for-planning.service.gov.uk/>

**Broadband & Mobile Signal:**  
For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers use:-  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Planning Applications:**  
[https://sdc.somerset.gov.uk/planning\\_online](https://sdc.somerset.gov.uk/planning_online)