

Guide Price
£135,000
Leasehold





Features

- Ideal investment opportunity
- Convenient local amenities
- Large windows with natural light
- Sea view glimpses
- Private beach access
- Two bedroom flat
- Sought after location
- One parking space

Summary of Property

Presenting an outstanding opportunity for investors, families or couples alike, this neutrally decorated terraced first floor flat is up for sale in a highly sought after location. The property promises easy access to local amenities and walking routes, adding to the convenience and appeal of its location. Moreover, the unique feature of beach access heightens the charm of this residential treasure.

The property comprises of two bedrooms, a bathroom, a kitchen and a reception room.

The reception room is a true highlight of the property. It is adorned with large windows that not only flood the room with natural light but also offer spectacular views. The presence of a ornamental fireplace adds an inviting ambience to the space, making it the perfect place to unwind or entertain guests. The flat's kitchen, has room to be fully-equipped, perfect for home cooking.

The first bedroom is a double, providing ample room for relaxation and storage. The second bedroom, a single, offers a cosy atmosphere, perfect for a child's room or visiting guests. The bathroom is efficiently designed housing a bath with shower over adding to the convenience of this property.

Don't miss out on this great opportunity to own a property that perfectly blends convenience, charm and potential.

Room Descriptions

Situation:

Standing in the popular holiday village of Brean and being located in a complex of similar flats and bungalows, having sea glimpses across the Bristol Channel to the West Somerset coast. There is also private beach access from the complex to the renowned Brean Sands. There are various facilities within Brean, together with additional services in nearby Burnham-on-Sea and Weston-Super-Mare. Access to the M5 motorway J22 at Burnham-on-Sea and the mainline railway station at Highbridge.

Construction:

Built of cavity wall construction having a tiled, felted and insulated roof.

Accommodation:

Communal Entrance Hall, Stairs and Landing:

Lounge: 4.49m x 4.43m (14' 9" x 14' 6")

Front entrance door, double glazed picture window and double glazed oriel window both with sea glimpses, ornamental fire place, 'Haverland' electric panel heater, two wall lights, dimmer switch, television and power points.

Kitchen: 3.40m x 1.97m (11' 2" x 6' 6")

Range of wall, base and drawer units, 1½ bowl single drainer stainless steel sink unit with mixer tap, 'Flavel E50' electric four ring hob and oven with 'Consort' overhead cooker hood, plumbing for automatic washing machine, part tiled walls and fluorescent light strip.

Inner Hall:

Airing cupboard housing the insulated copper water tank fitted with an electric immersion heater.

Bedroom One: 3.64m x 2.57m (11' 11" x 8' 5")

Double glazed window, 'Haverland' electric panel heater, power points.

Bedroom Two: 2.65m x 2.28m (8' 8" x 7' 6")

Double glazed window, 'Haverland' electric panel heater, power points.

Bathroom:

White suite comprising panelled bath with 'Mira' shower over and shower screen, hand wash basin, low level w/c, heated towel rail, mirrored vanity storage cupboard, part tiled walls and extractor fan.

Outside:

One allocated parking space, additional visitors parking is available. Communal ground surrounds the property. Private beach access for the owners of the flats and bungalows.

Services:

Mains electricity, water and drainage are connected.

Tenure:

Leasehold - 24th June 1984 for 189 years.

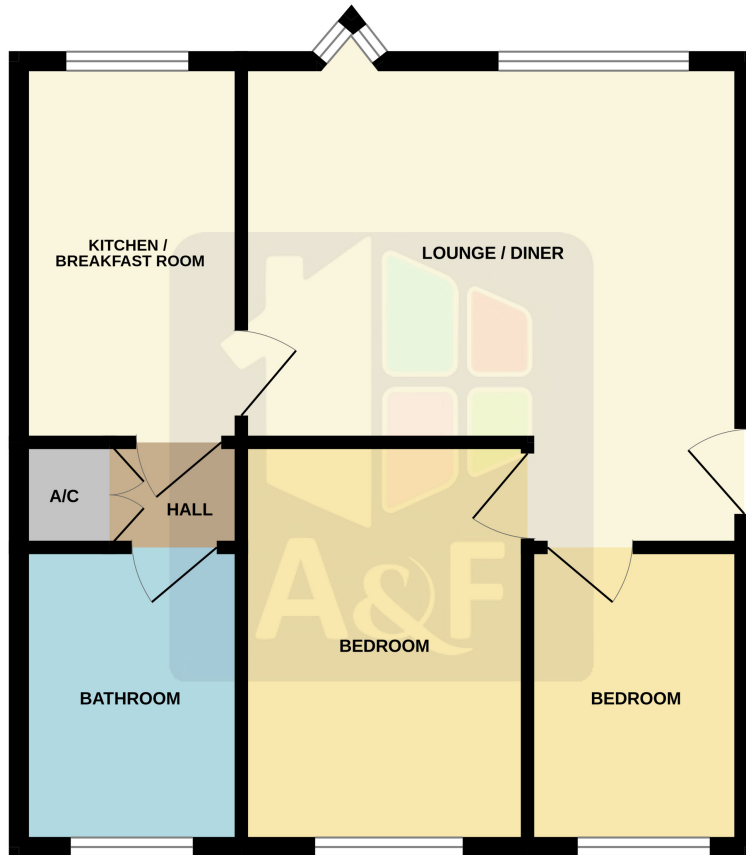
Outgoings:

Combined service and ground rent charge is £600 per annum paid 6 monthly.
Council Tax Band A - £1,500.31.



Floorplan

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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Material information					
Local Authority			Council Tax Band & Fee		
(Sedgemoor) Somerset			Band	A	
			Annual Price	£1,500.31	
Energy Performance Rating				E 53	
Utility Supply			Rights and Restrictions		
Electricity	Mains connected		Private Rights of Way	Communal Grounds, Entrance, Hall, Landing & Stairs. Private Beach Access. Allocated Parking Space.	
Heating	Electric – panel heaters		Public rights of way	None Known	
Water	Mains connected		Listed Property	Grade : N/A	
Sewage	Mains Connected		Restrictions	No noisy, noxious or offensive trades or business; No businesses to be carried out similar to those on the adjoining Knoll Caravan Site or be in competition with those businesses	
Broadband	Yes	Speed Capacity (info from Openreach)		Floor Area:	Plot Size:
Type:	FTTP	Basic Superfast	15 Mbps	538 ft ²	0.03 Acres
		Ultrafast FF	80 Mbps	50 m ²	
Mobile Coverage (info from Signalchecker.com)	O2	●		Satellite / Fibre TV Availability	BT
	EE	●			Sky
	Vodafone	●			Virgin
	Three	●			●
		●			✗
Risks				Conservation Area	
Flooded in last 5 years	No – Annual Low Risk		No		
Flood defences	Seafront – Burnham-on-Sea		Coalfield & Mining Area		
Source of flood	Surface Water Sea		Yes / No	Type : N/A	
Planning Permission & Development Proposals					
Details: None Known					
Property Accessibility & Adaptations					
Details: First Floor Flat – Staircase					
Building Safety					
Details: None known					
N.B. - Please be advised that the information above is provided to us from the Vendor of the property and information acquired by A&F and is supplied to the best of our knowledge.					