

Guide Price
£169,000
Freehold





3, Cottage Row High Street, Burnham on Sea, Somerset TA8 1NZ



Features

- Cottage Style Property
- Central Location
- New Kitchen
- Newly Decorated
- Two Double Bedrooms
- No Onward Chain
- Great First Time Buyer Opportunity
- Investment Property
- Courtyard
- Short Walk to the Sea Front

Summary of Property

A centrally located two-bedroom cottage style property situated in the town centre and is within short walking distance of all amenities and the sea front. The property benefits from a newly replaced kitchen, new carpets in the bedrooms and naturally decorated throughout. No onward chain.

EPC Rating: C 69 Council Tax Band: A £1,500.31 for 2024/25

Services: Mains Water, Electricity and Drainage are connected

Room Descriptions

The Property

Lounge: 3.83m x 3.39m

On entering the property into the lounge there is a closed fireplace with mantle, storage cupboard and a front aspect window. The floor is laminated with an opening into the kitchen/dining room.

Kitchen/Dining Room: 3.76m x 2.73m

The kitchen/dining room has been newly replaced with a range of wall, base and drawer units. There is a integrated ceramic hob, electric oven and extractor fan with a sink and drainer with stairs up to the first floor.

Storage Area:

A rear aspect window looks out to the courtyard room with an opening into a small lobby where to the left is an storage area. Here is where the gas boiler is housed as well as plumbing for a washing machine. To the right is a door into the courtyard room and a door into the bathroom.

Bathroom: 1.66m x 2.76m

The bathroom comprises of a panel bath with a system fed shower with glass screen. Pedestal wash hand basin, heated towel rail and w/c, there is a frosted rear aspect window.

Bedroom Two: 3.01m x 2.74m

From the kitchen/dining room there are stairs to the first floor, to the right at the top you will find bedroom two which is a double size with a rear aspect window.

Bedroom One: 3.52m x 3.40m

Bedroom one is a double size with built in storage cupboards and a front aspect window.

Courtyard Room: 1.74m x 1.45m

The courtyard room has a range of uses but leads into the L-shaped courtyard.

Courtyard:

Fully enclosed with paved flooring and raised bed areas.



Floorplan

GROUND FLOOR

1ST FLOOR



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	86 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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