



Asking Price £165,000  
Blencathara Court, Burnham-on-Sea, TA8 2AJ



 2  
Bedrooms

 1  
Bathroom

18 College Street, Burnham-On-Sea, Somerset, TA8 1AE |  
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**A 2 bedroom second floor flat situated very close to the seafront, beach and town centre and further benefitting from having a large lounge, garage, off-road parking space & double glazing. Due to being on the top floor of the building, noise levels are reduced as nobody is above which is a big positive!**

**THE PROPERTY - \*\* NO ONWARD CHAIN \*\***

**6 Blencathara Court, Sea View Road, Burnham-on-Sea, TA8 2AJ**

*Communal Stairs and Landing access to the Flat Entrance Hall, Inner Hall, Lounge/Diner, Kitchen, 2 Bedrooms (Main Bedroom having a built in wardrobe) and Bathroom. The property has Off Peak Electric Night Storage Heating, Double Glazing, Communal Garden Areas and Garage within block*

## **SITUATION**

The smaller block of Blencathara Court is located at the Rear Entrance of the main block and houses 6 flats. Best reached via the Maddocks Slade Road, the property is well situated being just off the Seafront which offers a most pleasant walk along the Beach towards the Town Centre and the amenities within. Burnham-on-Sea is host to a variety of different shops along and off the High Street, Supermarkets, GP's office, Leisure and Sport facilities including Social Club, Public Gardens, Community Centre, Burnham Swimming Academy, Burnham-on-Sea Bowling Club and Burnham & Berrow Championship Golf Course. Connection to the M5 at Junction 22 is within a 7 minutes driving distance and the Mainline Railway Station in the neighbouring town of Highbridge.

## **CONSTRUCTION**

Blencathara Court comprises 24 flats in total. This substantial block was built in the early 1980's of brick and block cavity walls having a felted roof.

## **ACCOMMODATION**

### **ENTRANCE HALL**

Accessed from the communal Stairs and Landing - Front door with inset glazed pane. High-level electric meters. 3-pronged light fitment, space and position for coat hooks and shoe rack.

### **INNER HALL**

3-pronged light fitment. 'Creda' Electric Off Peak Night Storage Heater, 'Videx' telephone entry intercom. Door to Airing cupboard with factory lagged hot water cylinder and 3 slatted shelves. Storage cupboard with 3 slatted shelves. Access to the loft space for further storage.

### **BATHROOM**

Having an 'Ideal Standard' white suite of panelled bath with tiled enclosure to surrounds, twin grab handles, H&C mixer tap, glazed folding shower screen and 'Mira - Advance Flex' shower mixer. Pedestal hand wash basin with h&c stainless steel mixer tap. Tiled splashback, low-level W.C and matching tiled built-in toiletry shelf. extractor fan and IP-rated light fitment. 3 grab handles, towel hook and toothbrush/mug holder. Wall-mounted heater, heated towel rail, and mirror-fronted glazed cabinet with shaver light over.

### **BEDROOM** *10'2 x 7'3*

Panel electric heater and double glazed window to front aspect.

### **BEDROOM** *14'0 x 10'6*

A full width range of built-in wardrobes with matching overhead storage cupboards. Panel electric heater and double glazed window to front aspect

### **LOUNGE/DINER**

'Creda' night storage heater, Panel electric heater and 2 double glazed windows with tiled sills to the rear aspect. 2 hanging light pendants, Telephone and TV aerial point. Coal effect electric fire with light wood effect mantle and surround with black mottled marble effect hearth and inserts. Folding door with inset pattern glazed pane to:-

### **KITCHEN**

Single panel electric heater and double glazed window with tiled sill to the rear aspect. White coloured high gloss finished fitted kitchen comprising a matching range of base and drawer units, wall mounted cupboards, overhead storage cupboard with granite effect laminated worktops and integrated cooker hood. Space and plumbing for washing machine, space and facility for cooker, fridge/freezer and condensing tumble dryer (space could be used for breakfast bar if so desired). Stainless steel 1 1/2 bowl single drainer sink with mixer tap.

**GARAGE**

In a terraced block within the parking area labelled with Flat number with up and over door. Allocated Parking Space.

**SERVICES**

Mains Electric, Water and Drainage are connected

**TENURE**

Leasehold - for the remainder of 999-year Lease from 2012.   \*\* NO ONWARD CHAIN \*\*

**OUTGOINGS**

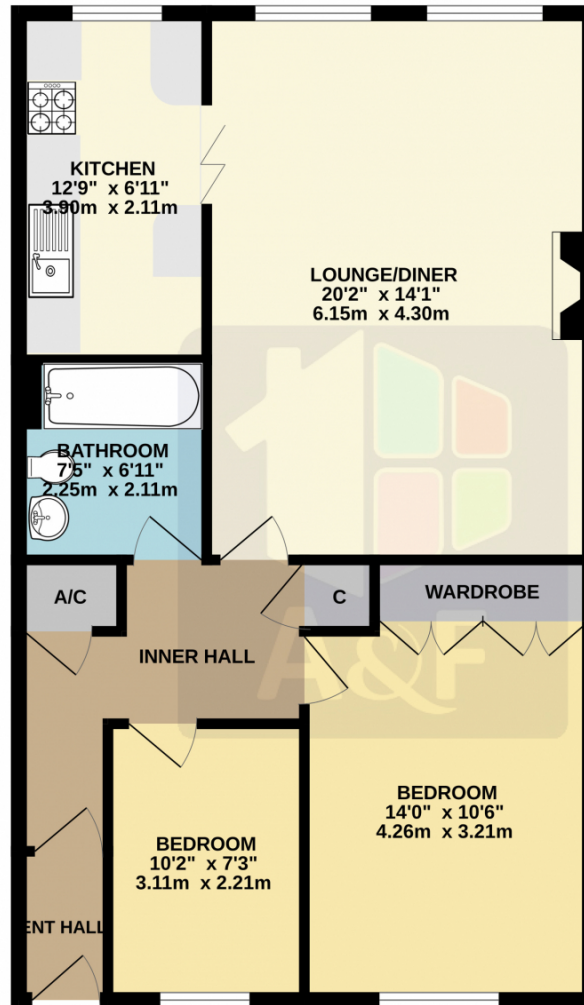
Somerset District Council Tax Band: C   £1,889.01 for 2023/24

-Service Charge: £1,300 per annum

-Ground Rent: N/A



GROUND FLOOR  
759 sq.ft. (70.6 sq.m.) approx.




TOTAL FLOOR AREA : 759 sq.ft. (70.6 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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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