

Asking Price  
£140,000  
Leasehold







Abingdon Street, Burnham-on-Sea, Somerset TA8 1PL



### Features

- First Floor Flat
- 3 Bedrooms
- Central Location
- Communal Entrance Hall from Frontage
- Own Entrance to Rear
- One Parking Space to Rear
- EPC: C 74
- \*\* NO ONWARD CHAIN \*\*
- 999-year Lease from 1 Jan 2002
- Council Tax Band: A £1,500.31 for 2024/25

## Summary of Property

Built of brick, having a tiled, felted and insulated roof. The property was converted into two flats some years ago. Flat 2 occupies the whole of the first floor area. This provides spacious living accommodation. The flat has been well-maintained by the present owner and an early viewing is recommended. The Flat has its own access from the service road to the rear of Abingdon Street (via Oxford Street or Lynton Road) via external stairs. From the front of the property on Abingdon Street the Flat is accessed via Communal Entrance Hall with stairs to the First Floor leading to Landing with entrance door, Lounge with Kitchen Area, 3 Bedrooms, Bathroom, Gas Central Heating and Double Glazing and One Parking Space to the rear.

Standing in a central location approximately 100yds away from the High Street and 200yds away from the sea front and beach. Burnham-on-Sea town centre provides a host of shopping and banking facilities and is well located for ease of access to the M5 motorway junction 22. Mainline railway station in Highbridge.

Somerset Council, Tax Band: A £1,500.31 for 2024/25

GROUND RENT: £10 p.a - not demanded

SERVICE CHARGE: N/A - the owners of both flats to pay a one half contribution towards repairs to the communal parts

## Room Descriptions

### THE PROPERTY

ALL THAT demised property including:- the premises on the first floor, the parking space (edged green on Plan 1 - shown within the Lease), the roof of the property and external and internal walls from the other flat's ceiling level; and all pipes, wires, drains and other services which serve the demised premises exclusively

### COMMUNAL ENTRANCE HALL:

Stairs to the first floor.

### LANDING:

With entrance door, built-in cupboard and access to the loft space.

### LOUNGE with KITCHEN AREA: 7.62m x 2.65m / 25' 0 x 8' 8

Three double glazed windows. Range of modern base, wall and drawer cupboard units with roll-top working surfaces. Single drainer stainless steel sink unit with mixer tap. 'Diplomat' 4-ring gas hob with overhead cooker hood. Fitted 'Beko' oven. Part tiled walls. Plumbing for automatic washing machine. Television point, double panel radiator and 'Baxi' gas fired boiler providing domestic hot water and central heating. Double glazed entrance door to the metal staircase to the rear of the property giving access to the car parking space.

### BEDROOM 1: 3.58m x 2.95m / 11' 9 x 9' 8

Double glazed window, radiator and television aerial lead.

### BEDROOM 2: 3.31m x 1.74m / 10' 10 x 5' 9

Double glazed window and radiator.

### BEDROOM 3: 2.70m x 2.01m / 8' 10 x 6' 7

Double glazed window, radiator and built-in cupboard.

### BATHROOM:

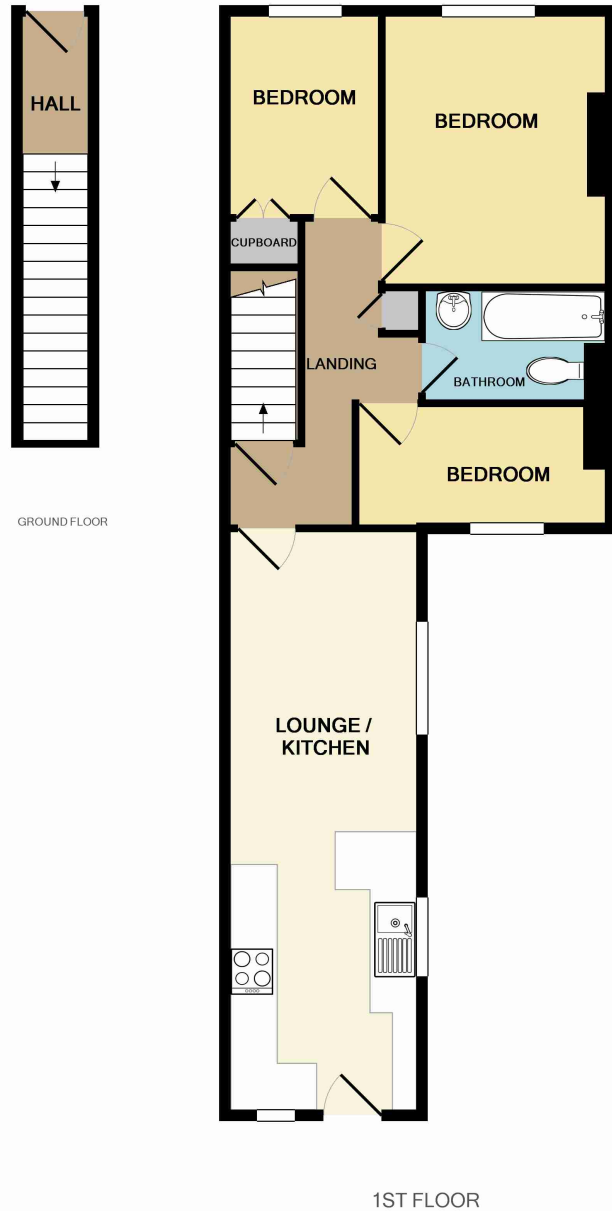
With white suite comprising panelled bath with 'Mira' shower unit over, shower rail and curtain, pedestal hand wash basin, low level WC, part tiled walls and radiator.

### OUTSIDE:

Car parking space to the rear of the property.



# Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Material Information

### Utilities Services:

Mains Water, Gas, 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)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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