

£230,000
Freehold





Cloisters Croft, Burnham-on-Sea, Somerset TA8 1QN



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

Features

- Immaculate condition throughout
- Spacious reception room with fireplace
- Direct access to garden and patio
- Modern kitchen with dining space
- Two well-appointed bedrooms
- Bathroom with rain shower and storage
- Recently renovated and refurbished
- House manager on-site for convenience
- Peaceful location with strong community
- Predominately Gas Central Heating
- EPC: C67
- Council Tax Band: C £1,889.01 for 2023/24

Summary of Property

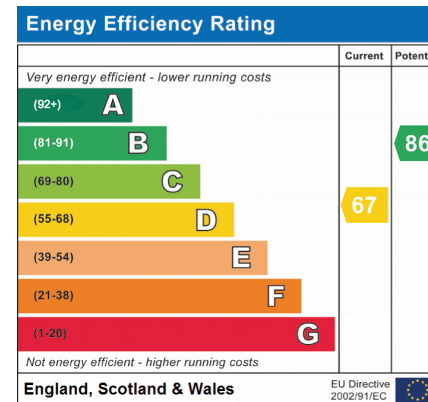
We are delighted to present this immaculate two-bedroom bungalow, situated in a sought-after retirement complex in close proximity to the town centre. This property offers a great opportunity for those over 55 to purchase a comfortable and convenient home.

Upon entering the bungalow, you will be greeted with a spacious reception room, featuring a fireplace and offering a pleasant garden view. From here, you have direct access to the garden area, perfect for enjoying the peaceful surroundings. The bungalow also benefits from a patio area, ideal for outdoor dining and entertaining.

The modern kitchen boasts a range of appliances and has recently been refurbished. It provides ample storage space with built-in pantries and offers a dining area for relaxed meals. The two bedrooms in this property are both well-appointed. The first bedroom is spacious and includes built-in wardrobes, two drawer units, and a dressing table unit. The second bedroom is a single room, complete with built-in wardrobes. The bathroom is newly refurbished and features a rain shower, built-in storage, and a heated towel rail.

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

Annual Service Charge 2023/24 to Development Maintenance Company: £2,366.17



Room Descriptions

Porch

Part opened for storage and also houses the electric and gas meters. The property is predominantly heated via gas central heating with exception of the second bedroom.

Entrance Hall

Intercom system (Monday to Friday within working hours - On site manager/O.O.H linked to monitoring company Apello), storage cupboard, airing cupboard, smoke alarm with doors to the bedrooms, bathroom, kitchen and lounge.

Bathroom (9' 7" x 5' 5" - 2.92m x 1.65m)

Tiled floor to ceiling and floor, vanity unit with wash hand basin, low level wc, heated towel rail, wall mounted heater and large walk-in shower with dual heads.

Bedroom One (13'2 x 9'8 - 4.01m x 2.95m)

Triple built-in wardrobes with sliding doors, built-in double drawers units and dressing table unit, phone point, aerial and rear aspect window.

Bedroom Two (9'8 x 8'9 - 2.95m x 2.67m)

Built in double wardrobe, electric heater and rear aspect window.

Kitchen/Dining Room (14'10 x 7'8 - 4.52m x 2.34m)

Good range of base units and soft close drawers, large larder cupboard, plumbing for a washing machine, space for a fridge/freezer, eye level oven, ceramic hob and extractor above. Front aspect window.

Lounge (16'7 x 13'3 - 5.05m x 4.04m)

Good size lounge with electric fire and wooden surround with patio doors out onto the rear garden.

Rear Garden

Patio area for alfresco dining, large plastic storage unit which would accommodate an electric scooter, area laid to lawn, area with plants and mature shrubs. There is also a communal area for cloth drying.

Additional

This bungalow include a house manager on-site and an EPC rating of D. The property is situated within a strong local community, providing residents with a sense of belonging.

Overall, this recently renovated bungalow offers a fantastic opportunity for over 55's looking to downsize and enjoy a peaceful and convenient lifestyle. Don't miss out on this wonderful home within a desirable retirement complex. Contact us today to arrange a viewing.

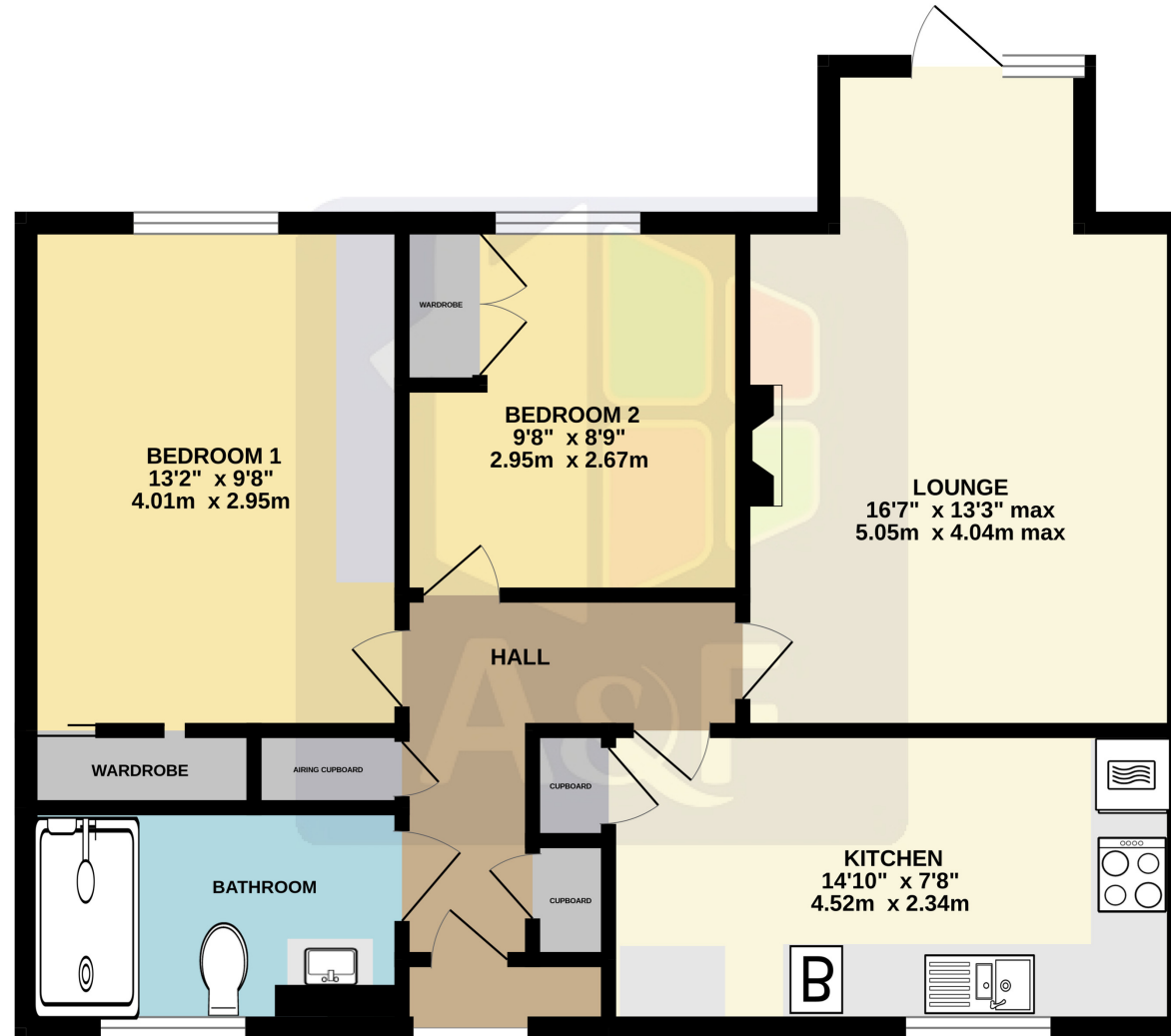
Agents Notes

Service Charge: £2,366.17 per annum

Which includes: 24hr Careline Support, Communal Gardens, Buildings Insurance and External Maintenance.



GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 645 sq.ft. (59.9 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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