

Guide Price  
£159,950  
Leasehold







### Features

- 2 Bedrooms
- Electric & Ceramic Heating
- Allocated Parking Space
- Short Walk to the Sea Front
- Highly Sought After Location
- Close to Public Transport
- Nearby Local Amenities
- Nearby Green Spaces

### Summary of Property

A 2 bedroom First Floor Flat situated close to the beach and town centre in Burnham-On-Sea. Lounge, Kitchen, Shower Room, 2 Bedrooms, Electric Heating, Double Glazing, Parking Space, Communal Gardens & Grounds

Standing in a popular block of flats which is located adjacent to St Andrews Parish Church and being very conveniently situated for ease of access to the main shopping centre and also the sea front and beach. Other facilities in the area include a bank, post office, hospital, doctors surgery, swimming pool and bowls club. Access to the M5 Motorway at Junction 22. Mainline railway station in Highbridge.

Built in the early 1980's of cavity wall construction and having an external render with an alpine finish. The roof is tiled, felted and insulated. The flat benefits from double glazing and electric and ceramic heating. The Flat has been subject to considerable modernisation and updating with works including a new fitted kitchen approximately 12 months ago, brand new internal doors and new carpets fitted this year. There is also the benefit of a stair lift from the ground floor.

## Room Descriptions

### Accommodation

#### COMMUNAL ENTRANCE HALL

Stairs to the first floor landing and stair lift

#### LOUNGE: 4.95m x 3.12m (16' 3" x 10' 3")

Entrance door, two double glazed windows, ceramic digital heater, television point, electric panel heater, airing cupboard housing the 'Ariston' domestic hot water heater.

#### KITCHEN: 3.73m x 1.96m (12' 3" x 6' 5")

Refitted approximately 12 months ago comprising a quality range of base, wall and drawer units with roll-top working surfaces. Single drainer stainless steel sink unit with mixer tap. Fitted 'Lamona' ceramic hob, fitted 'Siemens' oven and 'Zanussi' overhead cooker hood. Part tiled walls, double glazed window, plumbing for a washing machine & fluorescent strip light.

#### INNER HALL

Ceramic digital heater.

#### BEDROOM: 3.36m x 3.03m (11' 0" x 9' 11")

Double glazed window and panel heater.

#### BEDROOM: 3.31m x 2.39m (10' 10" x 7' 10")

Double glazed window and panel heater.

### SHOWER ROOM:

White suite comprising shower cubicle having a 'Triton' shower unit, pedestal hand wash basin and low-level WC. Heated towel rail, double-glazed window, shaver point, part tiled walls, roller blind and fan-assisted heater.

### OUTSIDE:

Car parking space. Communal gardens and grounds.

### SERVICES:

Mains, electricity, water and drainage are connected.

### TENURE:

Lease Date : 4 October 2018

Term : 999 years commencing on and including 24 June 2017

Vacant Possession on Completion

### OUTGOINGS:

Somerset Council Tax Band: B £1,905.64 for 25/26

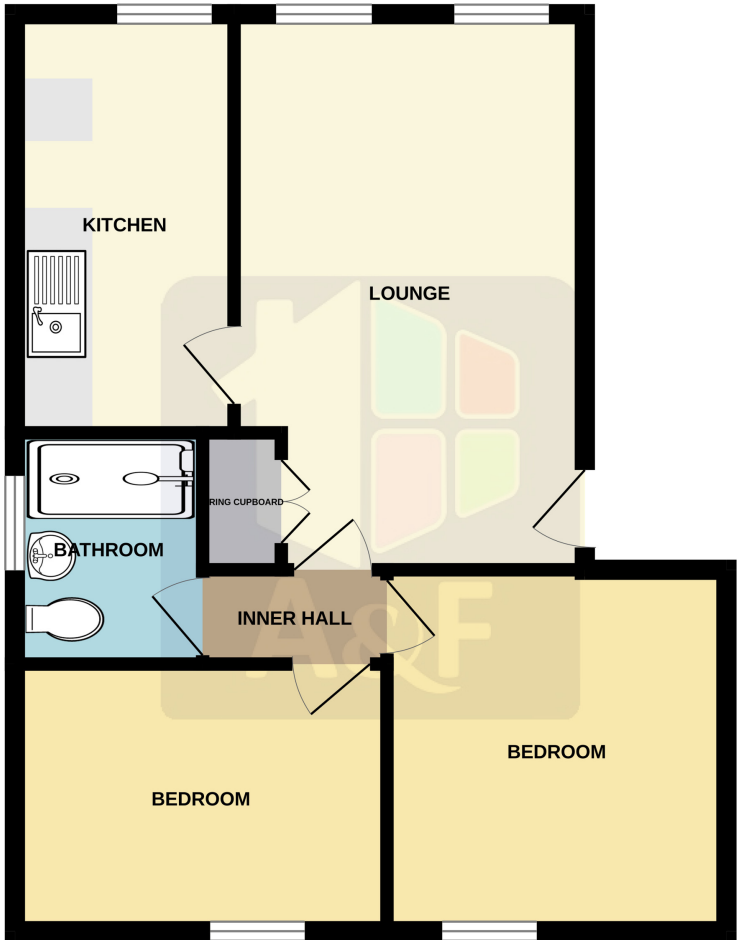
Service Charge: £1,044 per annum (£87 per month) until 1 Sept 2025 - Buildings

Insurance included

Ground Rent: Peppercorn



GROUND FLOOR



Material Information
Council Tax Band & Charge for Current Year
Band: B £1,905.64 2025/26
EPC Rating & Date Carried Out
D63 (08/08/2023)
Building Safety Issues
None Aware Of
Mobile Signal
<b>Ofcom Mobile Coverage Checker</b> Provides official indoor and outdoor coverage predictions across all major UK networks (EE, O2, Three, Vodafone). <a href="#">Ofcom Mobile Coverage Checker provides official predictions for indoor and outdoor coverage across all major UK networks (EE, O2, Three, Vodafone).</a>
<b>nPerf Mobile Coverage Map</b> Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data. <a href="https://www.nperf.com/en/map/GB/-/-/signal?ll=20&amp;lg=0&amp;zoom=3">https://www.nperf.com/en/map/GB/-/-/signal?ll=20&amp;lg=0&amp;zoom=3</a>
<b>Mast Data Mobile Mast Summary</b> Shows mast locations and coverage details for each mobile provider across the UK <a href="https://mastdata.com/coverage">https://mastdata.com/coverage</a>
Construction Type
Traditional Construction
Existing Planning Permission
No Applications Currently Registered
Coalfield or Mining
N/A
<b>Disclaimer:</b> The information provided above has been obtained directly from the sellers or their representatives. While every effort has been made to ensure its accuracy, we cannot guarantee its completeness or reliability and advise interested parties to carry out their own due diligence

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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