



14 Monks Way, Burnham-On-Sea TA8 1QP

£235,000

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Making home moves happen

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A delightful two bedroom retirement apartment specifically for the over 55s located within the popular town of Burnham On Sea. The property benefits from gas central heating, double glazing throughout, two bedrooms (master with WC) and low maintenance rear garden. The accommodation comprises in brief; entrance porch, entrance hall, kitchen/diner, sitting room, two bedrooms and shower room. Small low maintenance rear garden with access to communal garden. Residents parking.

Tenure: Freehold / Energy Rating: C / Council Tax Band: C

Monks Way is fitted with an Appello care line system. If the resident operates the system by pulling the emergency pull cords in the property an alarm will be raised with Appello from which point assistance will be arranged. There is also a Development Manager on site who makes visual checks on residents twice daily.

Burnham on Sea is a thriving seaside town offers an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junction 22 together with a mainline intercity railway station from the nearby Highbridge station.

NO ONWARD CHAIN  
GAS CENTRAL HEATING  
DOUBLE GLAZING THROUGHOUT  
TWO BEDROOMS MAIN WITH WC  
WALKING DISTANCE TO LOCAL SHOPS, AMENITIES & SEA FRONT  
SMALL LOW MAINTENANCE REAR GARDEN  
COMMUNAL GARDENS  
RESIDENTS PARKING  
RETIREMENT HOME - 55 YEARS & OVER





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Entrance Porch

Entrance Hall

Kitchen/Diner

Sitting Room

Bedroom 1

WC

Bedroom 2

Shower Room

Outside

**AGENTS NOTE**

Door to;

Doors to two bedrooms, sitting room, kitchen/diner and shower room. Storage cupboards.

14' 6" x 7' 8" (4.42m x 2.34m) Front aspect window. Fitted floor and wall cupboards with integrated oven, hob and fridge/freezer. Space and plumbing for washing machine.

16' 2" x 11' 3" (4.92m x 3.43m) Feature fireplace, door to rear garden.

13' 3" x 9' 8" (4.04m x 2.94m) Rear aspect window. Door to;

4' 9" x 4' 5" (1.45m x 1.35m) Low level WC and wash hand basin.

10' 0" x 8' 8" (3.05m x 2.64m) Rear aspect window.

9' 6" x 5' 6" (2.89m x 1.68m) Front aspect obscure window. Low level WC, wash hand basin and walk-in shower.

Low maintenance rear garden laid to patio with gate into communal garden.

Please note, this property is subject to a Management/Service Charge and we have been advised that the annual fee is currently levied at £2607.17.

We have also been advised that no pets are allowed, except with prior permission and there is a noise restriction between the hours of 11 pm - 7 am.

We, Gibbins Richards, are fully disclosing that this property is owned by a member of staff's family, but that Gibbins Richards will make no financial gain other than their usual commission applicable.



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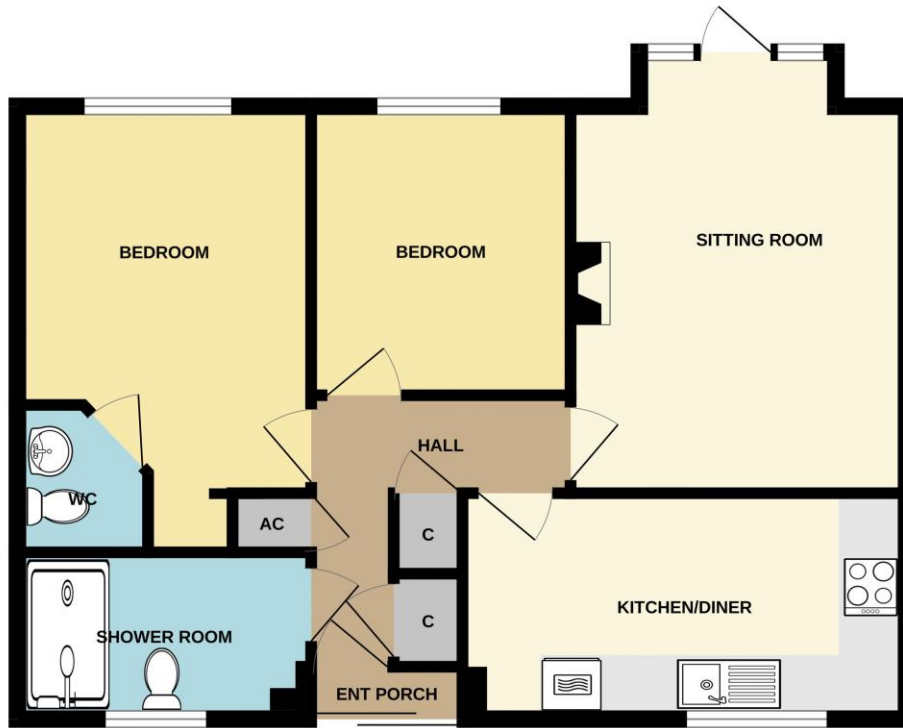


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GROUND FLOOR  
622 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA - 622 sq.ft. (57.7 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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.  
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.  
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488  
Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk