



Flat 6 Steart House 44 Esplanade

Burnham-On-Sea, TA8 2AQ

Price £169,950



PROPERTY DESCRIPTION

Attractive first floor flat set in an imposing detached property located on Burnham-on-Sea sea front enjoying panoramic coastal views to the front. Offered with the benefit of off street parking and in good order throughout.

Entrance/dining hall* lounge with panoramic coastal views* kitchen* two bedrooms* upgraded bathroom* designated off street parking* must be seen.

Local Authority

Sedgemoor Council Tax Band: B

Tenure: Leasehold

EPC Rating: F



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
35	
EU Directive 2002/91/EC	
England & Wales	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

External staircase to the rear of the building rising to the first floor level.

Useful landing area with the potential to create storage should it be required.

Part glazed door to the:

Lounge

16'0" x 13'3" (4.88 x 4.06)

Replacement Sash window with original shutters, cornice ceiling, superb coastal aspect.

Entrance/Dining Hall

11'11" x 6'4" (3.65 x 1.94)

Airing cupboard.

Kitchen

8'2" x 6'4" maximum (2.50 x 1.95 maximum)

L shaped and fitted with a range of wall and floor units to incorporate integrated double oven, electric hob and microwave, space for fridge, single sink drainer unit, sash window to the side.

Bedroom 1

9'6" x 8'4" (2.90 x 2.55)

Floor to ceiling built in storage cupboard, sash window to the rear with original window shutters.

Bedroom 2

8'11" x 6'2" (2.72 x 1.88)

Sash window to the rear.

Bathroom

6'2" x 5'8" (1.88 x 1.74)

Fitted with a modern suite comprising panelled bath with shower over, close coupled w.c. with concealed cistern, wash hand basin with cupboards below. Part tiled walls, extractor fan.

Outside

The property benefits from having designated off street parking.

Tenure

Leasehold

999 years from 1979

Service Charge £120.00 per month including building insurance.

Management Company is ran by the flat owners and is a non profit basis.

Directions

From our office in the High Street proceed to the Esplanade. Take a right and the property will be found a little further along on the right hand side.

Description

The property is situated on Burnham-on-Sea sea front in a highly

PROPERTY DESCRIPTION

attractive period detached property.

The property benefits from having its own privately accessed stairway to the rear of the building which rises to the first floor level where there is an area suitable for storage which in turn leads to the reception/dining hall with good sized lounge with panoramic coastal views to the front, kitchen, two bedrooms and upgraded bathroom. The property benefits from off street parking and is offered in good order throughout making a full inspection essential.

Material Information

Additional information not previously mentioned

- Mains electric and water
- Heating electric
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

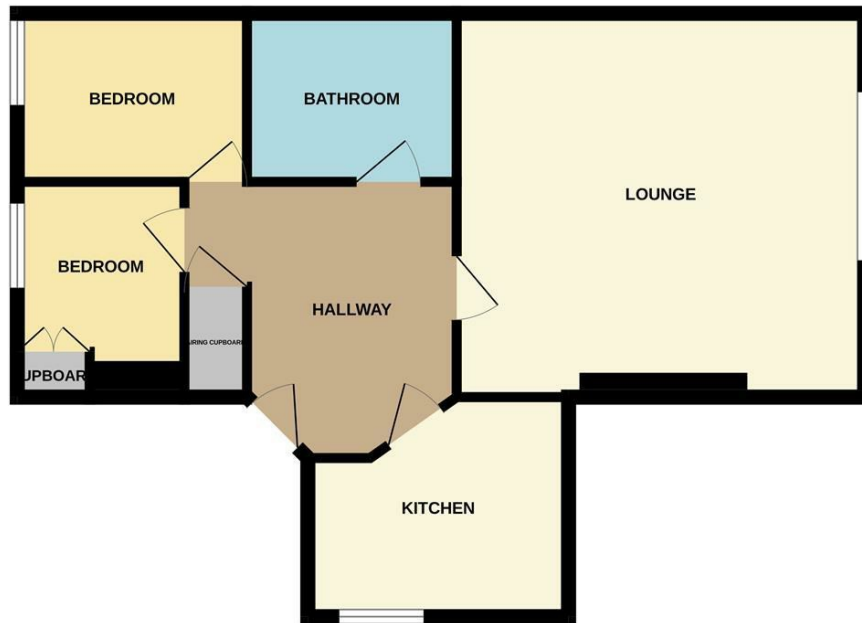
flood-map-for-planning.service.gov.uk/location







FIRST FLOOR FLAT



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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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 793700

sales@berrymansproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:
Alletsons up to £180 inc. VAT, Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

