



Flat 3 15 Esplanade

Burnham-On-Sea, TA8 1BG

Price £235,000



PROPERTY DESCRIPTION

An exceptional three bedroom, master en suite, first floor flat situated on Burnham-on-Sea sea front with panoramic coastal views offered in immaculate order throughout with the benefit of gas central heating, well appointed kitchen/breakfast room, bathroom and en suite shower room, garage and recently replaced upvc double glazed windows.

Entrance hall* kitchen/breakfast room* lounge/dining room with superb coastal views* three bedrooms* master en suite shower room* bathroom* gas central heating* newly installed upvc double glazed windows* garage and parking.

Local Authority

Somerset Council Council Tax Band: B

Tenure: Leasehold - Share of Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Security entry phone system gives access to the communal entrance door with stairs rising to the first floor.

Door to the:

Kitchen/Breakfast Room

13'9" x 10'0" plus recess (4.20 x 3.05 plus recess)

Fitted with an attractive range of wall and floor units to incorporate integrated electric oven, hob and extractor fan, plumbing for automatic washing machine, space for freezer, breakfast bar, single sink drainer unit, upvc double glazed window to the rear.

Lounge/Diner

18'8" maximum x 13'10" (5.69 maximum x 4.23)

Upvc double glazed bay window to the front enjoying panoramic coastal views. Cornice ceiling, picture rail, feature fire surround, television point.

Inner Hallway

Storage cupboard.

Master Bedroom

18'7" maximum x 11'9" (5.67 maximum x 3.59)

Upvc double glazed bay window with superb coastal aspect. Television point.

En Suite Shower Room

5'10" x 4'9" (1.79 x 1.46)

Comprising corner shower cubicle, vanity wash hand basin with cupboards below, close coupled w.c. with concealed cistern. Heated towel rail, extractor fan.

Bedroom 2

13'2" x 8'9" (4.02 x 2.69)

Upvc double glazed window to the side with aspect towards the coast.

Bedroom 3

11'10" x 6'11" (3.61 x 2.12)

Upvc double glazed window to the front with superb coastal aspect.

Bathroom

9'11" x 6'9" (3.04 x 2.06)

Fitted with an attractive white suite comprising panelled bath with side taps and shower over, close coupled w.c., pedestal wash hand basin and cupboard housing the Ideal combination boiler supplying domestic hot water and radiators. Upvc double glazed obscured window to the side. Door to:

Store Area

7'4" x 6'9" (2.26 x 2.08)

Two upvc double glazed windows to the rear.

Outside

The property enjoys the benefit of access to the communal courtyard.

Garden store.

Located to the rear of the property if the:

Garage

A block of garages with the far right garage belonging to the property.

PROPERTY DESCRIPTION

The garage is currently sub divided to create two store areas. This could easily be converted back to a full garage should it be required. Up and over door.

Tenure

Leasehold

999 year lease from 1st January 1978

All four flats manage the property with a quarter share of the freehold per flat.

Service Charge £720.00 per annum

Description

This imposing building is situated on Burnham-on-Sea sea front having been well maintained with the flat occupying the first floor.

The property briefly comprises large lounge/diner with panoramic coastal views to the front, well appointed kitchen/breakfast room, three good sized bedrooms with the master having an en suite shower room and there is a family bathroom.

The property benefits from having recently installed gas central heating with combination boiler and upvc double glazed sash style windows.

With the benefit of a garage and offered in excellent order throughout an early application to view is strongly recommended by the vendors selling agents.

Directions

From our High Street offices turn right proceeding up Cross Street towards the sea front and the building will be found on the right hand side. Enter the communal entrance gate and there is the door for 15A with security entry phone.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Gas central heating
- 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:

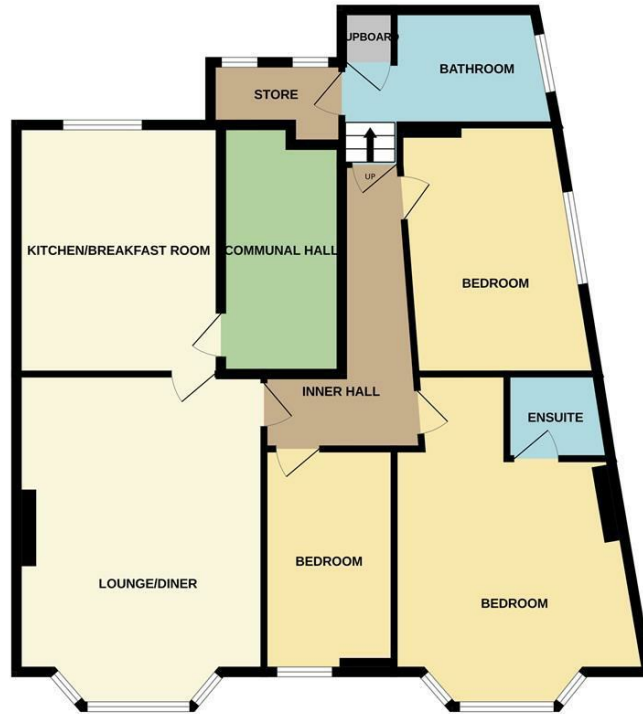
flood-map-for-planning.service.gov.uk/location







FLAT 3, 15 ESPLANADE



Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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

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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.
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