



Flat 1 Churchlands Court Myrtle Drive

Burnham-On-Sea, TA8 2HB

Price £135,000



# PROPERTY DESCRIPTION

A purpose built two bedroom ground floor flat situated within a short walk of Burnham-on-Sea town centre and sea front.

Communal entrance hall to the lounge\* kitchen\* two double bedrooms\* bathroom\* upvc double glazed windows\* electric heating\* designated off street parking.



## Local Authority

Somerset Council Council Tax Band: B

Tenure: Leasehold

EPC Rating: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			77
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Upvc double glazed communal door to the communal entrance hall.

Wooden door to the:

### Lounge

16'0" x 9'9" (4.89 x 2.99)

Two upvc double glazed windows to the front, night storage heater. Airing cupboard.

### Kitchen

11'11" x 6'2" (3.64 x 1.89)

Fitted with a range of wall and floor units to incorporate single sink drainer unit, space for electric cooker, space for fridge/freezer, plumbing for automatic washing machine, extractor hood, upvc double glazed window.

### Inner Hallway

Giving access to the:

### Bedroom 1

10'7" x 9'6" (3.23 x 2.91)

Electric panel heater, double glazed window to the rear.

### Bedroom 2

10'7" x 7'5" (3.24 x 2.27)

Electric panel heater and upvc double glazed window to the rear.

### Bathroom

6'4" x 5'0" (1.94 x 1.54)

Comprising panelled bath with shower over, pedestal wash hand basin and close coupled w.c. Tiled walls, shaver point and upvc double glazed obscured window to the side.

### Tenure

999 year lease from 4th January 2019

Managing agents are Alexander Faulkner Partnership

Service Charge £950.00 including management fee of general upkeep of the complex.

### Description

This purpose built ground floor flat has been redecorated and briefly comprises communal entrance hall with door opening to the good sized lounge with kitchen off, two double bedrooms and bathroom.

The property benefits from having upvc double glazed window, electric heating, designated off street parking and is within a short walk of the town centre and sea front.

The property would appear ideal for the first time buyer, retirement purposes or as indeed as a buy to let opportunity.

An early application to view is strongly recommended by the vendors selling agents.

### Directions

From the M5 motorway junction 22 proceed into Burnham-on-Sea crossing the roundabout beside Tesco supermarket onto Love Lane. Proceed down Love Lane to the next roundabout beside the Esso service station. Proceed in a northerly direction along Manor Road which in turn becomes Berrow Road and Myrtle Drive will be found on the left hand side opposite Manor Gardens.

### Material Information

Additional information not previously mentioned

- Mains electric and water
- Storage Heaters
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

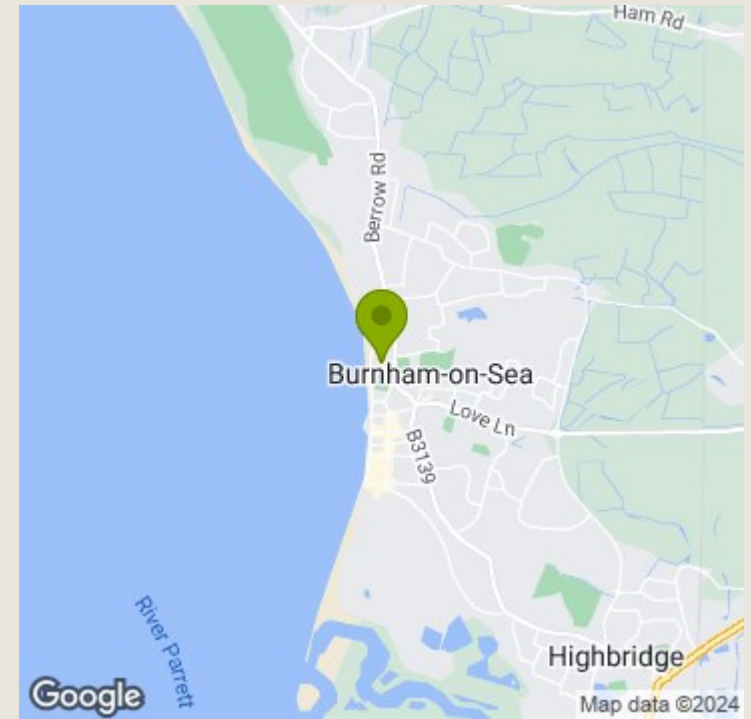
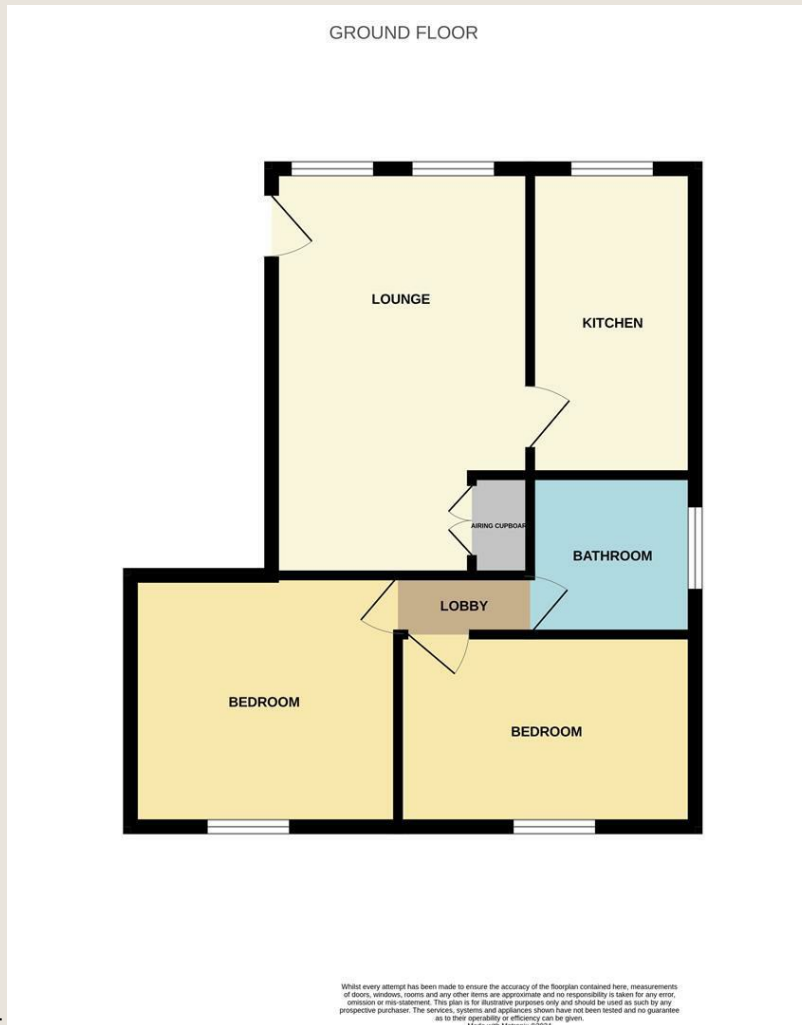
For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)



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

**01278 793700**

[sales@berrymansproperties.net](mailto: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 £180 inc VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 Inc VAT

