



5 Cloisters Croft

Burnham-On-Sea, TA8 1QN

Price £232,000



PROPERTY DESCRIPTION

An upgraded and improved two bedroom end of terrace retirement bungalow situated on a highly sought after development within close proximity of the town centre and sea front.

Entrance porch* entrance hall* lounge* upgraded kitchen/breakfast room* two good sized bedrooms both with built in wardrobes* upgraded shower room* gas central heating* upvc double glazed windows enjoying an aspect over the well maintained communal gardens to the rear.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			89
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements and directions are app

Upvc double glazed sliding door with matching side panel to the:

Entrance Porch

Further upvc double glazed obscured door to the:

Entrance Hall

Cloaks cupboard and cupboard housing the gas combination boiler supplying domestic hot water and radiators. Access to roof space.

Lounge

16'2" maximum x 10'11" (4.93 maximum x 3.34)

Television point, telephone point, upvc double glazed French doors opening to the communal gardens.

Kitchen

13'8" x 7'4" (4.18 x 2.24)

Fitted with an upgraded range of wall and floor units, feature worktops and recessed Belfast sink, integrated eye level oven with space for microwave over, four ring gas hob with extractor hood, plumbing for automatic washing machine, space for fridge and freezer, upvc double glazed window to the front.

Bedroom 1

12'9" x 9'4" (3.89 x 2.86)

Built in mirror fronted wardrobes, upvc double glazed window to the rear.

Bedroom 2

9'4" x 6'6" (2.87 x 2.00)

Plus wall length wardrobes.

Shower Room

9'4" x 5'2" (2.86 x 1.58)

Fitted with a modern white suite comprising large walk-in shower cubicle with tiled surrounds, vanity wash hand basin with cupboards below, close coupled w.c., tiled walls, tiled floor, extractor fan, heated towel rail and upvc double glazed obscured window to the front.

Outside

To the rear of the property is a good size communal garden area with patio immediately to the rear of the French doors.

Tenure

Freehold

(£2366.35- to be confirmed) annual maintenance payment to First Port which includes repairs to the building exterior, maintenance of the grounds and gardens and maintenance of the car park, window cleaning, guttering and the provision of the house manager and emergency 24 hour contact system

Owners must be over 55 years of age and if a couple one of the couple must be over 55 years of age.

PROPERTY DESCRIPTION

Description

This property is situated within easy distance of the town centre and sea front with amenities close by including newsagents, medical centre, library and there is also the championship golf links at Burnham and Berrow.

The bungalow is part of a retirement complex for people over the age of 55 and is overseen by a house manager.

The property is set in a choice plot and has been upgraded and improved with an upgraded kitchen, upgraded shower room, gas central heating with modern combination boiler and is offered in good decorative order throughout.

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

Directions

At the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street passing Lidl supermarket. Take the second turning left into Priory Gardens. Proceed down Priory Gardens and Cloisters Croft will be found a little further along on the left hand side. Proceed into the cul-de-sac and the property will be found at the end in front of you.

Material Information

Additional information not previously mentioned

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

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

Flood Information:

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







5 CLOISTERS CROFT



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 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.
Made with Metropix ©2024



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

