



47 Homelane House Rectory Road

Burnham-On-Sea, TA8 2BX

Price £49,950



PROPERTY DESCRIPTION

A purpose built retirement apartment situated in a sought after complex in need of some upgraded but offered in clean and tidy order throughout.

Communal entrance hall* stairs and lift access to all floors* entrance hall* lounge/diner* upgraded kitchen* double bedroom* bathroom* communal gardens* residents lounge* communal laundry and residents car park.

Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(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 are approximate)

Entrance door with security entry door system to the communal hallway with stairs and lift access to all floors.

Door to the:

Entrance Hall

Built in storage cupboard with hot water tank.

Lounge/Diner

17'0" x 10'1" (5.19 x 3.08)

Feature fire surround and upvc double glazed window to the rear.

Kitchen

6'9" x 5'0" (2.08 x 1.53)

Fitted with a modern range of wall and floor units to incorporate single sink drainer unit, electric cooker point and space for fridge/freezer.

Bedroom

13'8" x 8'5" (4.19 x 2.58)

Built in wardrobes and upvc double glazed window to the rear.

Bathroom

6'3" x 5'1" (1.93 x 1.55)

Comprising panelled bath with shower over, low level w.c., vanity wash hand basin with cupboards below and electric wall heater. Extractor fan.

Tenure

Leasehold

The lease on the property was 99 years as at 1st September 1984

The half yearly service charge is £1821.27 (correct as at 2024)

The yearly ground rent is £500.70 (correct as at 2019)

Description

An opportunity to purchase a second floor retirement apartment.

Homelane House is situated within close proximity of the town centre and sea front and the complex offers a range of facilities including a communal lounge, communal laundry, communal garden and communal parking.

There is also a chargeable guest suite available.

The flat benefits from having an upgraded kitchen but would benefit from general modernisation.

Directions

Proceed out of the town of Burnham-on-Sea along the Berrow Road taking a right turn into Rectory Road where Homelane House will be found on the left hand side.

Material Information

Additional information not previously mentioned

- Mains electric and water
- Water paid as part of management charge
- Electric 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:

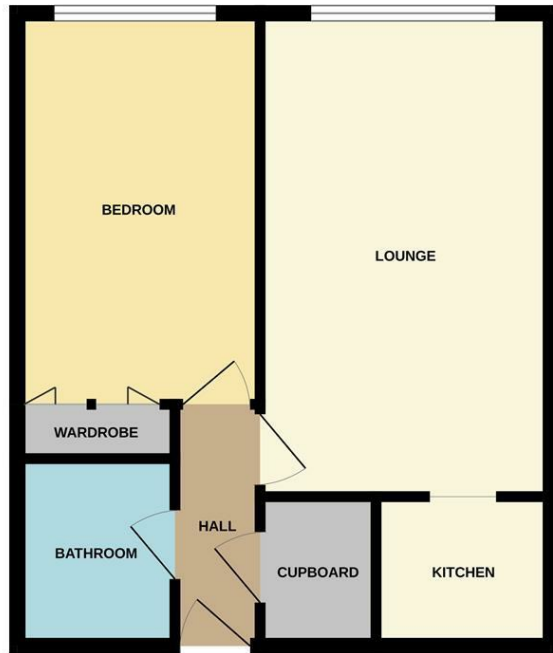
checker.ofcom.org.uk/en-gb/mobile-coverage

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

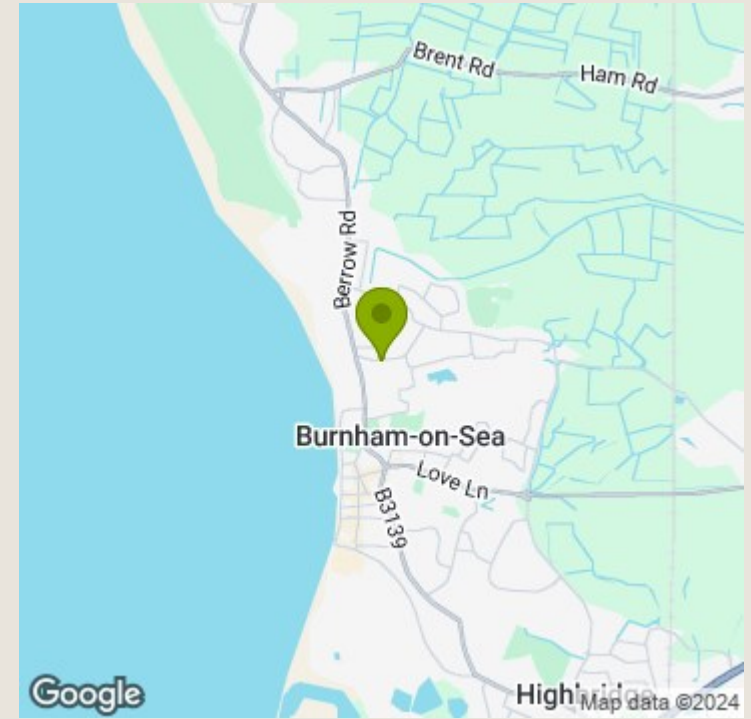
Flood Information:

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

47 HOMELANE HOUSE



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 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.
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

