



65 Coleridge Gardens

Burnham-On-Sea, TA8 2QA

Price £175,000





# PROPERTY DESCRIPTION

An attractive purpose built first floor flat that has been substantially upgraded and improved to offer well planned well appointed living accommodation, benefits from having owned solar panels with battery storage. The property benefits from having it's own garage and a garden that backs on to agricultural land. The property is within a short walk of footpaths that give access to the miles of sandy beach.

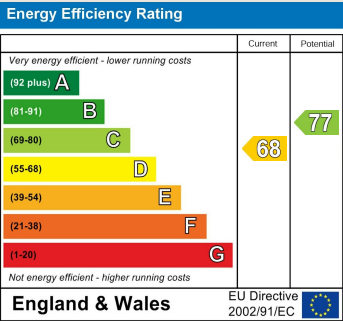
Private entrance door to entrance hall\*landing\*lounge/diner\*upgraded kitchen\*two double bedrooms\*upgraded shower room\*upvc double glazed windows\*electric underfloor heating\*owned solar panels with battery storage\*garage\*garden backing onto agricultural land with an aspect to the rear over onto agriculture land and towards Brent Knoll.

## Local Authority

Sedgemoor Council Tax Band: B

Tenure: Leasehold

EPC Rating: D



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Upvc double glazed obscured door to:

### Entrance Hall

Stairs rising to first floor.

### Landing

Under floor heating, access to roof space via ladder, part boarded with light.

Storage cupboard.

### Lounge

14'10" x 11'9" narrowing to 8'8" (4.53 x 3.60 narrowing to 2.66)

Under floor heating, upvc double glazed window to rear, suburb aspect from the rear over agricultural land and towards Brent Knoll.

### Kitchen

8'8" x 7'7" (2.65 x 2.33)

Fitted with recently installed range of wall and floor units to incorporate single sink drainer unit, unit under lighters, integrated oven hob and extractor fan, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, underfloor heating upvc double glazed window to rear with aspect from the rear over agricultural land and towards Brent Knoll.

### Bedroom

14'3" x 10'3" (4.36 x 3.14)

Upvc double glazed window to front. Underfloor heating.

### Bedroom

10'7" x 10'3" (3.23 x 3.14 )

Upvc double glazed window to front. Under floor heating.

### Shower Room

8'7" x 5'9" (2.64 x 1.76)

Large shower cubicle with rain head and handheld shower, close coupled w.c, pedestal wash hand basin, cupboard housing electric water heater providing on demand hot water, upvc double glazed window to rear, underfloor heating.

### Outside

To the right hand side of the property is a shared driveway which leads to a garage with up and over door, adjacent to the garage there is access to the area of garden, located to the rear of the open plan garden area, the garden measure approximately 30 ft in length to lawn, backs on to agricultural land.

### Tenure

Leasehold

Annual Ground Rent: £10

### Description

This attractive purpose built first floor flat that has been substantially upgraded and improved to offer well planned, well appointed living accommodation, benefits from recently upgraded kitchen and shower room

## PROPERTY DESCRIPTION

and has electric underfloor heating and upgraded electrics, owned solar panels with battery storage, garage. The property enjoys a stunning aspect from the rear over agricultural land towards Brent Knoll.

### Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed north along Berrow Road passing the inland lighthouse on the left hand side. Take the second right turning into Shelley Drive and first left into Coleridge Gardens. Proceed down Coleridge Gardens taking a sharp right and then take a sharp right again where the property will be found on the left hand side.

### Material Information

Additional information not previously mentioned

- Mains electric and water.
- Water metered.
- Electric Heating.
- Mains Drainage.
- 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

Flood Information:

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





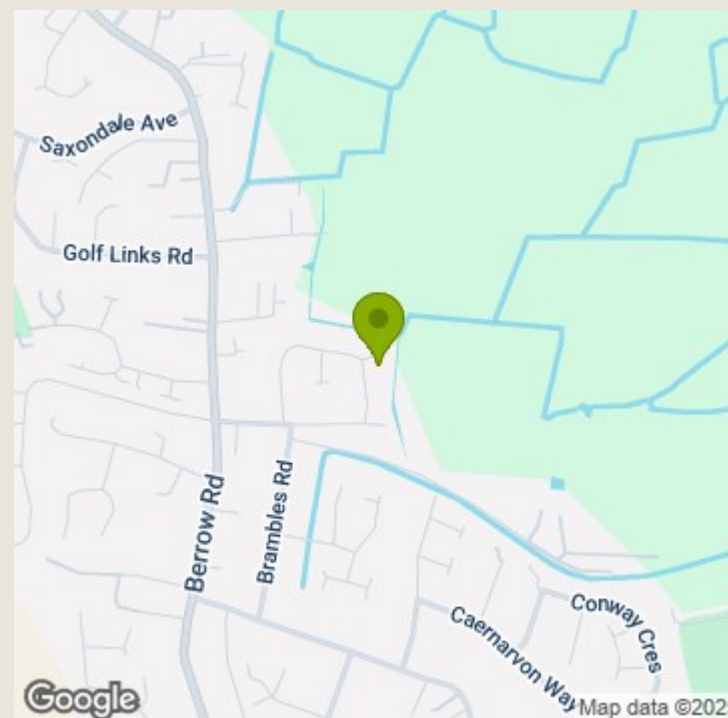
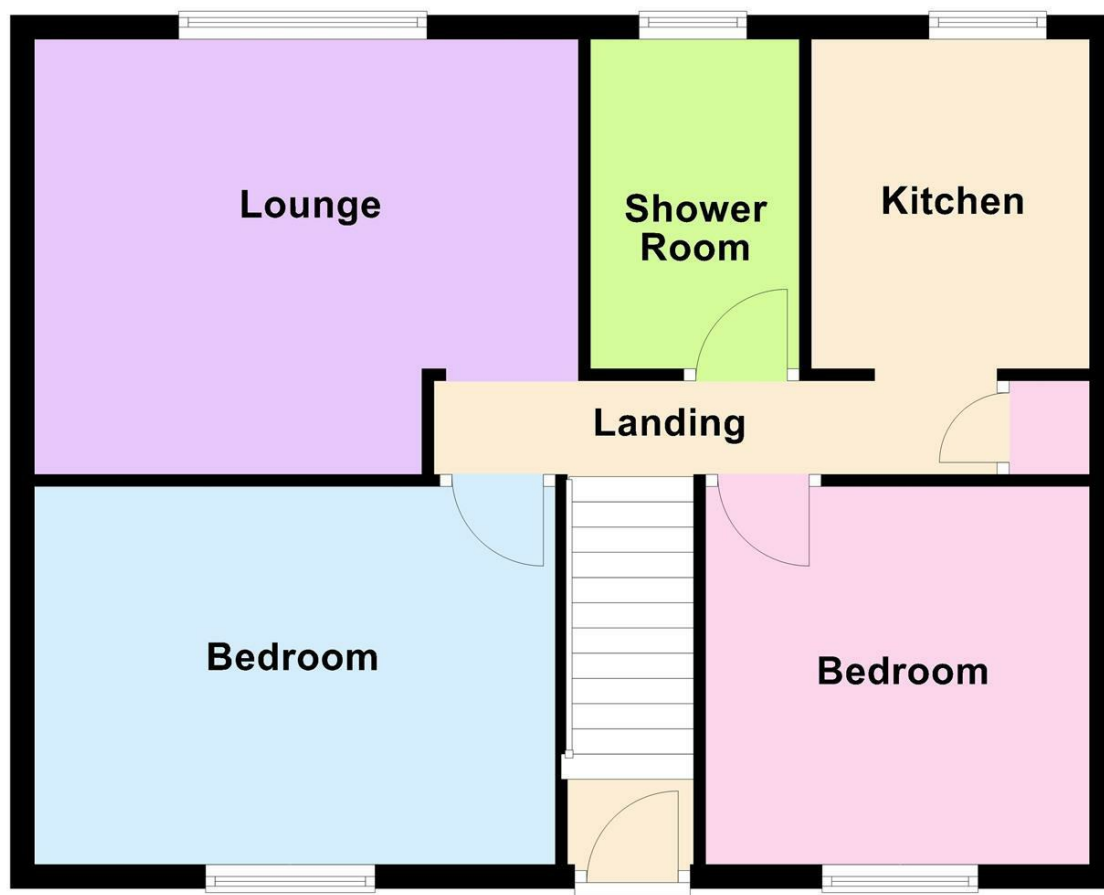








## First Floor



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES 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. Berryman's 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

