



The Hawthorns, 8 Allandale Road

Burnham-On-Sea, TA8 2HG

Offers In Excess Of £235,000





# PROPERTY DESCRIPTION

An opportunity to purchase a ground floor flat, occupying the whole ground floor, of an imposing semi detached house, located within a short walk of Burnham-On-Sea beach and Town Centre.

The property benefits from having it's own private entrance, gardens to front and rear and garage. Offered in excellent order throughout, must be seen to be fully appreciated.

Entrance porch\*imposing entrance/reception hall\*cloakroom\*lounge\*well appointed kitchen/dining room with bi-fold doors opening to garden\*utility area/side porch\* two double bedrooms\*luxury bathroom with both bath and shower\*upvc double glazed windows\*gas central heating\*garage\*low maintenance gardens to front and rear\*rare opportunity\* Must be seen.

## Local Authority

Somerset Council Council Tax Band: B

Tenure: Leasehold

EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

A substantial wooden door with window light over gives access to:

### Entrance Porch

Tiled floor, further obscured glazed door with matching side panels opening to:

### Entrance/Dining Hall L-Shaped

15'2" narrowing to 6'4" x 13'7" narrowing to 5'5" (4.64 narrowing to 1.95 x 4.15 narrowing to 1.67)

Part wood panelled walls, cornice ceiling, picture rail.

### Rear Hallway

Store room with gas boiler supplying domestic hot water and radiators, shelving, upvc double glazed window to side.

### Cloakroom

Comprising of close coupled w.c, vanity wash hand basin with cupboards below, part tiled walls, double glazed obscured window, tiled floor

### Lounge

16'0" into bay window to front x 14'1" (4.88 into bay window to front x 4.30)

Stripped wooden flooring, recess with wood burner and mantle over, cornice ceiling, ceiling rose and picture rail.

### Kitchen/Dining Room

12'5" x 10'10" (3.80 x 3.31)

Fitted with an attractive range of wall and floor units to incorporate electric oven, five burner gas hob, integrated dishwasher and fridge, single sink drainer unit, space for freezer, tiled floor, underfloor heating, two double glazed windows to rear, bi-fold doors opening to outside.

### Bedroom

16'0" into bay window x 13'9" (4.90 into bay window x 4.21 )

Feature fire surround. Cornice ceiling, ceiling rose and picture rail.

### Bedroom

13'8" x 11'5" (4.18 x 3.49)

Double glazed window to rear.

### Bathroom

9'7" x 9'4" (2.94 x 2.87)

Feature bath, good size low level access shower cubicle, close coupled w.c, vanity wash hand basin, tiled floor, underfloor heating, part tiled walls, double glazed windows to side and rear.

Access from the rear hall is:

### Side Porch/Utility Area

5'11" x 5'7" (1.82 x 1.72)

Storage units, plumbing for automatic washing machine, double glazed obscured door to outside, tiled floor.

### Outside

To the front of the property is a boundary wall, gate gives access to an enclosed private front garden that is laid for ease of maintenance, borders containing shrubs and bushes.

To the left hand side of the property is two gates giving access to the garage with two wooden opening doors. Side gate gives access to the rear garden which is laid for ease of maintenance, raised decking area laid to decorative

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stone open fronted brick store, the garden enjoys a good degree of privacy and is a particular feature of this attractive property. Making a full inspection essential.

## Description

This stunning ground floor flat, occupies the whole ground floor, of an imposing semi detached house and benefits from having it's own private access doors to front and rear. The property has been substantially upgraded and improved over the years to offer well planned, well appointed living accommodation that simply must be seen to be fully appreciated. The property benefits from having low maintenance gardens to both front and rear and a garage. The property retains a great deal of character and charm, has a lounge with wood burner, beautifully appointed kitchen with bi-fold doors opening to the garden. Two good size bedrooms and a luxury Bathroom. Properties of this quality rarely become available for sale. An early application to view is highly recommended by the Vendors selling agents.

## Directions

From Burnham-On-Sea Town Centre proceed North along the Berrow Road, taking a left turn into Allandale Road, proceed down Allandale Road where the property will be found within a short walk of the direct access to the Beach.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water.
- Water not metered.
- Gas Central Heating, Wood Burner.
- 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](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)

## Tenure

Leasehold

999 years from 2009.

Ground Rent: £1.00

Service Charge: Please contact the Vendors selling agents for further details.





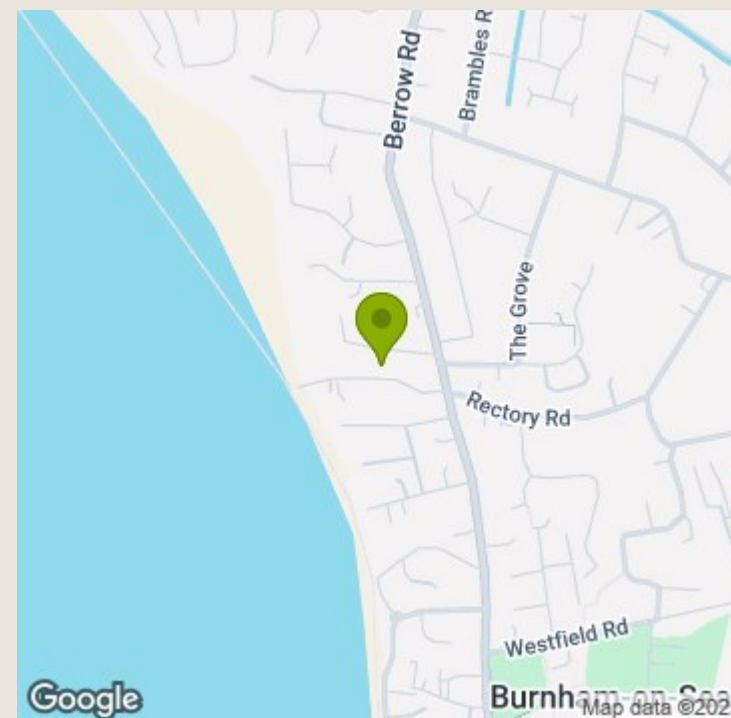
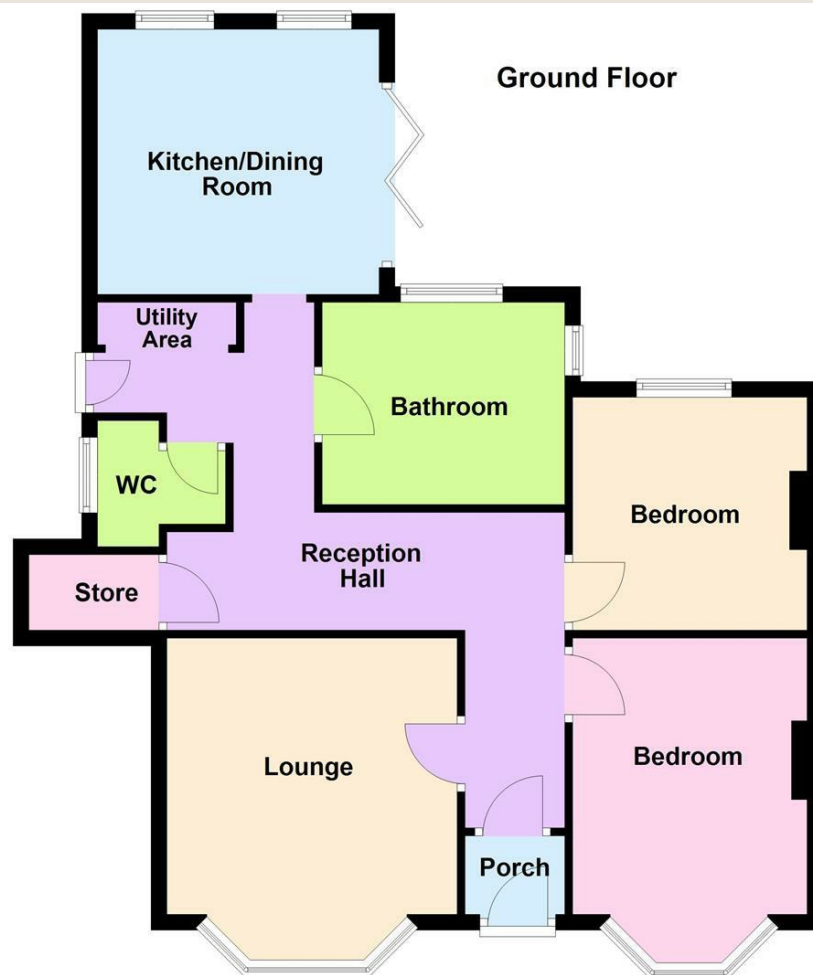












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**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. 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

