



Flat 15, Homelane House Rectory Road

Burnham-On-Sea, TA8 2BX

Price £56,950



PROPERTY DESCRIPTION

Ground floor purpose built retirement apartment situated in a sought after complex offered with vacant possession.

Communal entrance hall* stairs and lift access to all floors* entrance hall* lounge/diner* private access door to communal gardens* re-fitted kitchen* double bedroom* shower room* communal gardens* residents lounge* communal laundry* residents car park.

Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating:

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



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Entrance door with security entry phone system to the:

Communal Hallway

Stairs and lift access to all floors.

Upton entering the communal hallway bear left passing the lift and the apartment will be found further along on the right hand side within a short walk of the communal lounge and laundry.

Entrance Hall

Airing cupboard housing the hot water tank.

Lounge/Diner

15'9" x 10'0" (4.81 x 3.05)

Two wall light points, double glazed window to the rear and double glazed door to the communal gardens.

Opening through to the:

Kitchen

6'11" x 4'11" (2.13 x 1.51)

Fitted with a range of wall and floor units to incorporate single drainer sink unit, integrated electric oven, hob and extractor fan. Space for fridge/freezer and upvc double glazed window overlooking the communal gardens.

Double Bedroom

12'9" x 8'4" (3.90 x 2.56)

Built in wardrobe, upvc double glazed window overlooking the communal gardens.

Shower Room

6'10" x 4'11" (2.10 x 1.51)

Good size shower cubicle, close coupled w.c. with concealed cistern and vanity wash hand basin with cupboards below. Extractor fan and wall light.

Tenure

Leasehold

Maintenance Charge £2,633.66 per annum payable to First Port

Retirement Property Services.

Ground Rent £445.06 per annum

99 years from 1984

Description

An opportunity to purchase a ground floor flat in a popular retirement development which benefits from having its own personal access door leading to the communal gardens.

Homelane House is situated within close proximity of Burnham-on-Sea town centre and sea front and the development offers a range of facilities for the residents including a communal lounge with various weekly events,

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communal laundry, communal gardens and communal parking. There is also a chargeable guest suit available.

The flat has an upgraded kitchen and shower room.

Directions

Proceed out of the town along the Berrow Road taking the second right 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 not metered
- 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



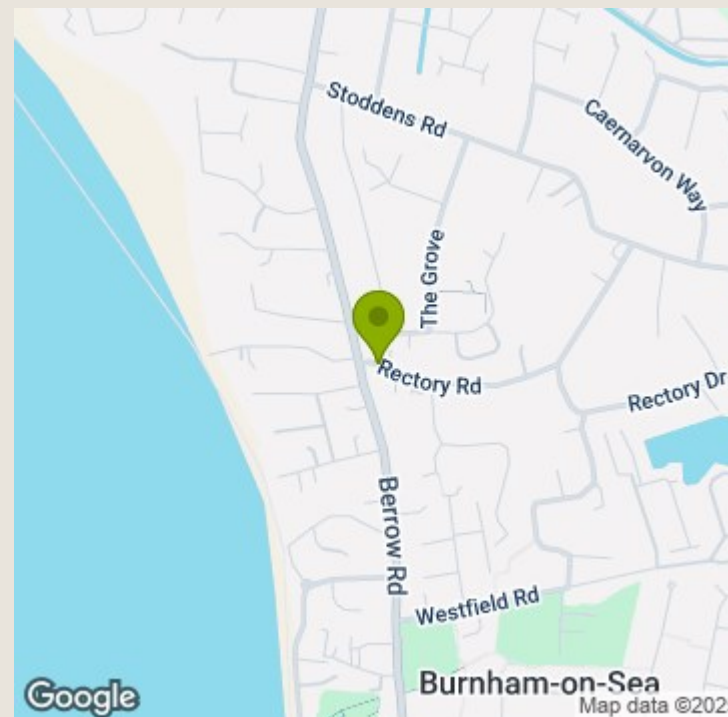




15 HOMELANE HOUSE



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 SALES TEAM

01278 793700

sales@berrymansproperties.net

IMPORTANT NOTICE

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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.
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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

