



Flat 3, 74 Berrow Road

Burnham On Sea, TA8 2EZ

Price £244,995



PROPERTY DESCRIPTION

Situated less than a mile from from the center of Burnham and within walking distance to the beach front is this generously sized 3 bedroom top floor apartment. The property boasts character features such as high ceilings throughout and a log burner in the lounge, whilst also featuring modern aspects in the kitchen and family bathroom. For storage, the property has two large cupboards and an outhouse/shed.

Large lounge/dining room* hallway/home office space* good size kitchen* three double bedrooms* family bathroom*

Local Authority

Somerset Council Council Tax Band: B

Tenure: Leasehold - Share of Freehold

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	62	64
(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 Hallway

27'5" x 14'9" (8.36 x 4.5)

Follow the exterior staircase to the first floor where you will find the access to flat 3. Proceed up the stairs to the large landing area/hallway with enough room to comfortably fit a dining table, office space or snug area. This area has three radiators, a wall mounted thermostat and two storage cupboards. The hallway has access to bedroom 1, 2 and 3, living room, kitchen and family bathroom.

Storage Cupboards

Two large storage cupboards

Kitchen

14'2" x 10'5" (4.34 x 3.2)

A sizable kitchen with views on North Burnham and the Mendips. The kitchen is fitted with base and eye level units with fitment points for a splash-back, extractor hood, cooker, fridge freezer and a washing machine.

Living Room

14'6" x 16'0" (4.42 x 4.88)

A generously sized lounge with dual aspect windows boasting a cast iron log burner sat on a large tiled hearth. UPVC double glazed windows.

Bedroom 1

13'6" x 12'2" (4.14 x 3.73)

Bedroom 1 is the largest of the three with enough room for a double bed and multiple storage units. UPVC double glazed window and radiator.

Bedroom 2

16'7" x 10'11" (5.08 x 3.35)

A dual aspect room with fitted wardrobes and space for a double bed and small desk. UPVC double glazing.

Bedroom 3

14'2" x 8'5" (4.34 x 2.57)

A generously sized third bedroom with a built in cupboard, currently furnished with a double bed and small desk. UPVC double glazing.

Family Bathroom

12'4" x 4'5" (3.76 x 1.37)

A side aspect room with a large corner bath, low level WC and a pedestal wash hand basin. UPVC double glazing.

Outside

To the rear there is a storage shed/outbuilding.

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Directions

From Burnham-on-Sea town centre proceed in a northerly direction along the Berrow Road where you can find the property on the right hand side just before Kingsleigh House Care Home.

Tenure

Leasehold

Each flat owning one third of the freehold

999 years from 1977

Ground Rent £10.00 per annum

Maintenance Charge £50.00

No dogs or birds. (Anything that causes a nuisance).

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- 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



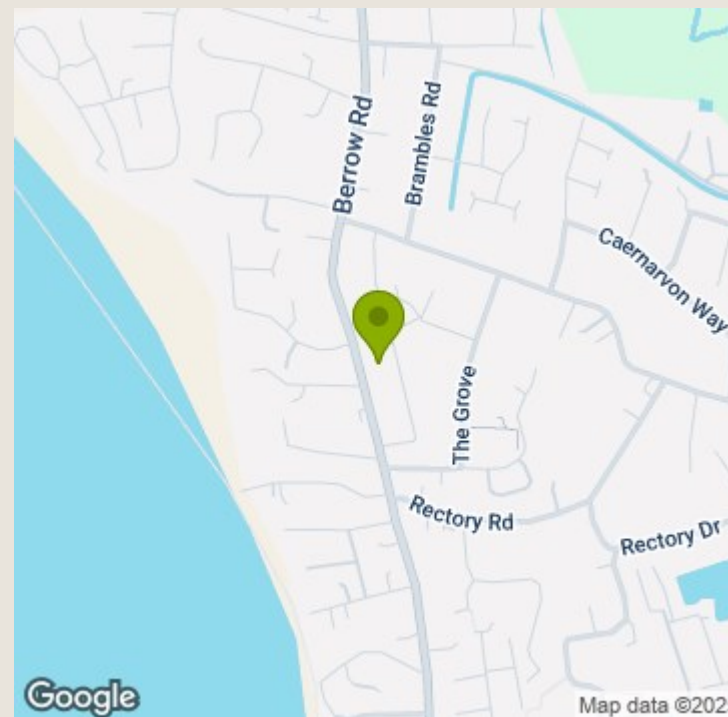






Total floor area 117.9 m² (1,269 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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

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sales@berrymansproperties.net

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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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