



17 Golf Links Road  
Burnham-On-Sea, TA8 2PW  
Price £115,000





# PROPERTY DESCRIPTION

An opportunity to purchase a two bedroom first floor flat within an imposing detached property located in a highly sought after location to the north of Burnham-on-Sea.

Communal stairs\* Communal landing\* Lounge\* Breakfast kitchen\* Inner hall\* One double bedroom\* Second bedroom/office\* Shower room\* Gas central heating with Viessmann boiler\* Double glazing\* Communal gardens\* Parking space\*

## Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(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	



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## Accommodation (Measurements are approximate)

Entrance door to the:

### Communal Entrance Hall

Stairs rising to the first floor landing and door to the flat.

### Lounge

14'8" x 13'6" maximum into recesses (4.49 x 4.12 maximum into recesses)

Radiator, double glazed window overlooking the communal garden, hard flooring and door to the:

### Kitchen/Breakfast Room

9'9" maximum x 9'5" maximum (2.99 maximum x 2.89 maximum)

L shaped and fitted with a range of modern grey fronted base cupboards and drawers with matching wall mounted cupboards and contrasting worktops over. Space for fridge/freezer, space for washing machine, tiled splashbacks, radiator, space for small breakfast table and double glazed window. Hard flooring, cupboard housing the Viessmann gas fired boiler and slatted shelving.

From the lounge there is an opening and two steps down to the:

### Inner Hallway

### Bedroom 1

12'4" x 9'5" (3.78 x 2.88)

With radiator, double glazed window overlooking the communal garden to the rear.

### Bedroom 2/Office

8'7" x 5'2" maximum (2.63m x 1.58 maximum )

With radiator, double glazed window overlooking the rear communal garden.

### Shower Room

8'4" x 4'7" maximum (2.55 x 1.41 maximum)

Shower tray with wall mounted shower (not tested), pedestal wash hand basin and low level w.c. Radiator, tiled walls and obscured double glazed window.

### Outside

Parking space plus visitors parking space and communal gardens.

### Tenure

Leasehold

999 years from 1st June 1985

No ground rent

Service Charge £60.00 per month payable to Management Company.

The property is Leasehold and the Freehold is owned by a Management Company which is essentially run by the residents.

### Description

The property is situated in a sought after location to the north of Burnham-on-Sea within a short walk of the championship Golf Links at Burnham and Berrow and the miles of sandy beach. The town centre and

## PROPERTY DESCRIPTION

sea front are approximately half a mile away.

Requiring some repair and upgrading, the property briefly comprises; lounge, breakfast kitchen, one double bedroom, second bedroom/office and a shower room. The property benefits from having gas central heating, double glazed windows, off street parking for one vehicle and to the rear of the property the communal gardens are laid principally to lawn.

The property would appear to be ideal for the investor or a first time buyer and an early inspection to view is thoroughly recommended.

### Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed in a northerly direction along Berrow Road passing the inland lighthouse on the left hand side. Take a left turn into Golf Links Road. Proceed down Golf Links Road where the property will be found on the left hand side.

### Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered or not. Must state.
- Gas central 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)











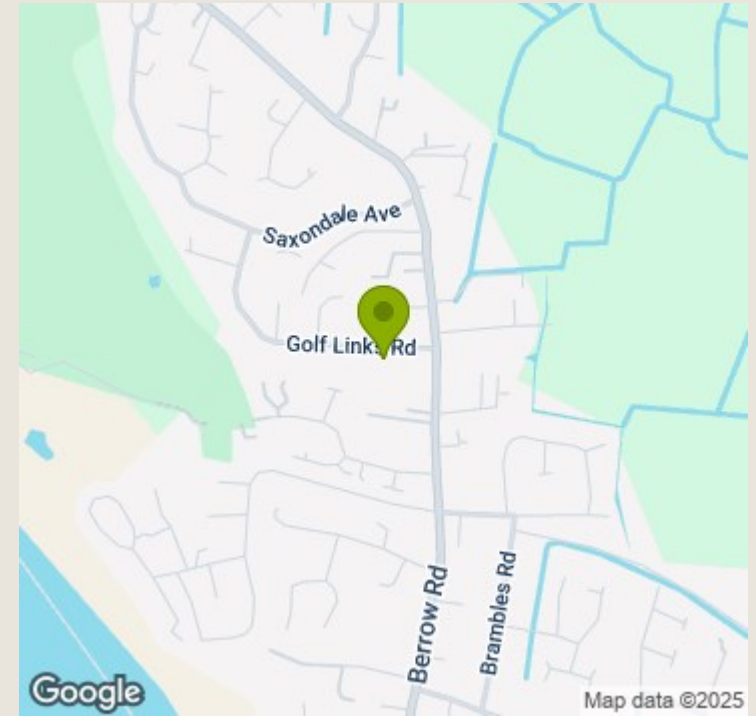




FLAT 5, 17 GOLF LINKS  
ROAD



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](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.
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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

