



Flat 4, Ashcombe House Berrow Road

Burnham-On-Sea, TA8 2JE

Price £97,500





# PROPERTY DESCRIPTION

A purpose built one bedroom first floor flat being ideal for the first time buyer or buy to let situated in a convenient location to the north of Burnham-on-Sea.

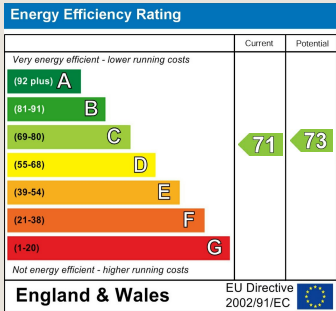
Communal entrance hall with stairs rising to the first floor\* lounge\* kitchen\* double bedroom\* bathroom\* electric heating\* designated off street parking.

## Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating: C



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Door to the:

### Communal Entrance Hall

Stairs rising to the first floor landing. Door to:

### Lounge/Diner

14'11" maximum x 14'4" maximum (4.57 maximum x 4.37 maximum)

L shaped with two upvc double glazed windows with aspect towards The Mendip Hills. Electric off peak heater and electric panel heater. Built in storage cupboard with plumbing for automatic washing machine and access to the roof space.

Opening to the:

### Kitchen

8'2" x 5'4" (2.49 x 1.63)

Fitted with a range of wall and floor units to incorporate single drainer sink unit, space for fridge and freezer, Space for cooker

### Bedroom

9'3" x 8'5" (2.84 x 2.57)

Double glazed window and electric wall heater.

### Bathroom

Comprising panelled bath with shower over, pedestal wash hand basin and low level w.c. Airing cupboard with hot water tank. Shaver point, electric wall heater and double glazed obscured window.

### Outside

To the rear of the property is a communal clothes drying area and designated off street parking space.

### Tenure

Leasehold

999 years from 1984

£750.00 per annum to Stephen & Co. Block Management

### Description

This purpose built first floor flat would appear ideal for the first time buyer or as a buy to let investment or as a lock up and leave property.

The property briefly comprises communal entrance hall with stairs rising to the first floor.

The property has a lounge/diner with kitchen, double bedroom and bathroom.

The property benefits from electric heating, double glazed windows, designated off street parking and enjoys an aspect to the rear towards Brent Knoll.

An early application to view is strongly recommended by the vendors selling agents.

### Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed in a northerly direction along the Berrow Road and Ashcombe House (188 Berrow Road) will be found on the right hand side.

### Material Information

Additional information not previously mentioned

- Mains electric and water
- Water not 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)

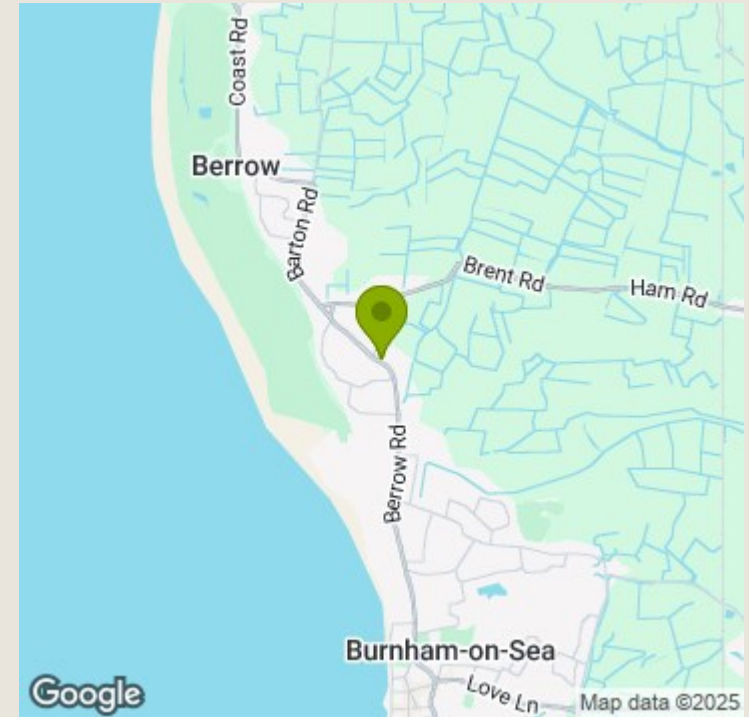
Flood Information:

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

## FLAT 4 ASHCOMBE 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 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