



GFF, 17 Kingsway Road

Burnham-On-Sea, TA8 1ET

Price £190,000





# PROPERTY DESCRIPTION

Charming 2-Bedroom Ground Floor Flat with Garden, Garage & Parking | No Onward Chain

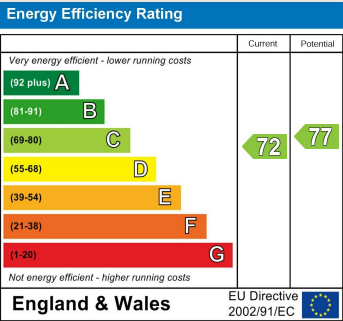
\*Ground floor flat \*Recently renovated \*Low maintenance \*Walking distance to the town centre \*2 bedrooms \*Garage and parking

## Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating: C



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Communal entrance hall via obscure glazed door.

### Hallway

Laminate flooring, spotlights and understair storage cupboard.

### Lounge

13'9" into bay x 13'3" (4.21 into bay x 4.05)

Double glazed bay window to the front. Laminate flooring, electric fireplace, radiator and entrance through to the:

### Kitchen

10'10" x 10'4" maximum (3.31 x 3.16 maximum)

Matching wall and floor units with worktops over, four ring gas hob with oven under and extractor fan over, log burner, single glazed sash window to the side, built in dishwasher, black sink with mixer tap over, plumbing for washing machine, spotlights.

### Shower Room

Matching floor to ceiling tiles, feature splashbacks, double glazed window, extractor fan, spotlights, heated towel rail, vanity sink unit with storage under and mixer tap, shower and close coupled w.c.

### Bedroom 1

12'0" x 10'1" maximum (3.66 x 3.09 maximum)

Single glazed sash window to the rear, built in wardrobe, laminate flooring, radiator.

### Bedroom 2

10'9" x 7'6" maximum (3.30 x 2.29 maximum)

Laminate flooring, double glazed window to the rear.

### Outside

The garden is accessed from the inner hall and is laid to patio for ease of maintenance with low level fenced boundaries.

Gate leading through the first floor flats garden area to the rear of the property where there is a parking space and garage.

### Garage

19'10" x 10'1" maximum (6.05 x 3.09 maximum)

Up and over door with wooden side door. Light and power.

### Tenure

Leasehold

999 years from 30/12/1994

Ground rent - Nil

Service charge as required

### Description

This delightful two-bedroom ground floor flat offers a perfect blend of character and modern comfort. Brilliantly presented and ready to move into, the property is offered with no onward chain, making it an ideal choice for downsizers, first-time buyers, or investors.

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The spacious accommodation features a living area, a modern fitted kitchen, two bedrooms and a upgraded shower room.

Outside, the property boasts a low-maintenance, enclosed courtyard-style garden. Additional benefits include a garage and parking space.

Superbly located within walking distance to local amenities and the seafront, this flat combines lifestyle, convenience, and timeless charm.

### Directions

From the Esso garage on Oxford Street proceed along Love Lane taking the first turning right into Kingsway Road.

### 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)









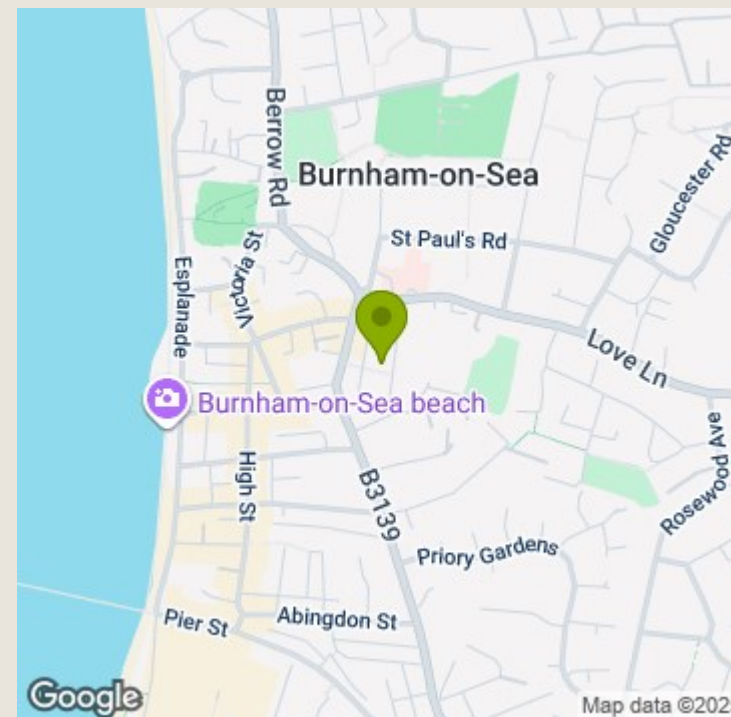








TOTAL FLOOR AREA : 540 sq.ft. (50.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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