



Flat 3, 10 Grove Road

Burnham-On-Sea, TA8 2HF

Price £189,950



PROPERTY DESCRIPTION

A well presented, older style, first floor flat, situated in a convenient location close to Burnham on Sea town centre in a sought after cul-de-sac location where there is direct access to the miles of sandy beach.

Entrance hall* Kitchen/diner* Lounge* Two bedrooms* Bathroom* Gas fired central heating* Double glazing* Character features* Garage and parking space*

Local Authority

Somerset Council Council Tax Band: B

Tenure: Leasehold

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	65	76
(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)

External staircase to the first floor.

Double glazed entrance door with two obscure glazed panels to the:

Communal Entrance Hall

Stairs to the landing and entrance door to the flat.

Entrance Hall

Built in storage cupboard. Hard floor and door to the:

Lounge

15'2" x 10'6" maximum (4.64 x 3.21 maximum)

Recesses and large double glazed window overlooking the front enjoying sea glimpses. Radiator.

Kitchen/Diner

12'7" x 10'5" maximum (3.84 x 3.19 maximum)

Recesses. Fitted with a range of grey fronted base cupboards and drawers with matching wall mounted cupboards. Contrasting worktops with space under for white goods, built in electric oven and four ring gas hob and extractor over. One and a quarter bowl stainless steel sink unit, tiled splashbacks, wall mounted Worcester gas fired boiler, double glazed window to the rear and space for fridge/freezer. Radiator and space for dining table.

Inner Hallway

Giving access to the two bedrooms.

Bedroom 1

14'3" x 12'0" maximum (4.36 x 3.68 maximum)

Large square bay double glazed window overlooking the side. Radiator.

Bedroom 2

11'5" x 5'7" (3.48 x 1.71)

Double glazed window to the rear. Radiator.

Bathroom

9'2" maximum x 9'1" maximum (2.80 maximum x 2.77 maximum)

L shaped with a panelled bath and wall mounted shower over, low level w.c. with concealed cistern, vanity wash hand basin with cupboards below, two obscured double glazed windows, heated towel rail and built in shelved storage cupboard. Tiled splashback areas.

Outside

To the rear of the property there is a:

Garage

Middle of three with parking space to the front.

Tenure

Leasehold

999 years from 1978

Managed by the flat owners - Grove Court Management

Ground Rent £10.00 per annum

Maintenance Charge £1,200.00 per annum (£100.00 paid monthly).

PROPERTY DESCRIPTION

Description

This well presented, first floor, two bedroom flat forms part of an older style house conversion and offers characterful accommodation with modern style. Situated under a mile from the Burnham on Sea town centre in a sought after cul-de-sac location where there is direct access to the beach beyond, the accommodation comprises: Spacious entrance hall with built in cupboard, lounge with large window overlooking the front and enjoying a sea 'glimpse', kitchen/diner, contemporary bathroom with white suite, two bedrooms, the master of which enjoys a large, double glazed bay window. The property is enhanced by gas fired central heating and double glazing. Externally, there is a single garage to the rear (middle one of three) with parking space in front.

An early inspection to view is thoroughly recommended.

Directions

From the Esso Garage at the top of Love Lane, proceed in a northerly direction onto Berrow Road. Take the sixth turning on the left into Grove Road where the property can be found on the right hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water not 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

Flood Information:

flood-map-for-planning.service.gov.uk/location







FLAT 3 10 GROVE 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 misstatement. 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

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

