



Flat 41, Quantock Court South Esplanade

Burnham-On-Sea, TA8 1DL

Price £235,000





# PROPERTY DESCRIPTION

An opportunity to purchase a penthouse flat with balcony to the front enjoying superb coastal views and a large roof terrace to the rear with an aspect towards Brent Knoll.

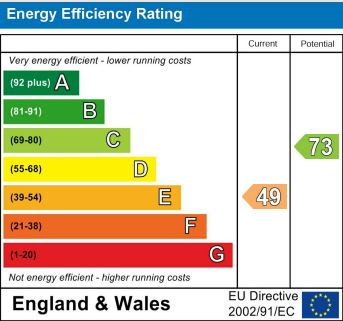
Communal entrance hall\* stairs rising to the second floor landing. Entrance hall\* large lounge/dining room with large picture window with panoramic coastal views\* kitchen\* two double bedrooms\* master en suite dressing room (former bedroom 3) and en suite shower room\* family bathroom\* electric heating\* double glazed windows\* double length tandem garage\* must be seen.

## Local Authority

Somerset Council Council Tax Band: C

Tenure: Share of Freehold

EPC Rating: E



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Communal entrance door with security entry phone system giving access to the communal hallway with stairs rising to the second floor landing.

### Entrance Hall

Night storage heater. Storage cupboard.

### Lounge/Dining Room

25'5" maximum x 19'7" maximum (7.77 maximum x 5.99 maximum)

L shaped with a raised lounge area offering superb coastal views from the large picture window. Feature fire surround, two night storage heaters and double glazed door opening to the balcony. Double glazed patio doors opening to the large roof terrace and ceiling fan.

### Balcony

With superb aspect with panoramic coastal views.

### Roof Terrace

With aspect over Burnham-on-Sea towards Brent Knoll.

### Kitchen

12'2" x 8'2" (3.71 x 2.51)

Fitted with a range of wall and floor units to incorporate one and a half bowl drainer sink unit with electric waste disposal, integrated oven, hob, extractor fan and microwave, freestanding washer/dryer and fridge/freezer and window to the rear.

### Inner Hallway

Storage cupboard.

## Master Bedroom

13'8" x 12'11" (4.18 x 3.96)

Double glazed sliding patio door to the front balcony and ceiling fan.

### Dressing Room (former bedroom 3)

13'6" x 6'10" (4.14 x 2.09)

Fitted with an extensive range of storage cupboards/wardrobes with large window overlooking the balcony to the front. Night storage heater.

### En Suite Shower Room

Comprising shower cubicle, wash hand basin with cupboards below and close coupled w.c. with concealed cistern. Shaver point and extractor fan.

### Bedroom 2

8'11" x 8'2" (2.74 x 2.49)

Picture window overlooking the roof terrace to the rear.

### Bathroom

7'3" x 5'6" (2.21 x 1.70)

Fitted with a suite comprising panelled bath with shower over with screen, wash hand basin with cupboards below, close coupled w.c. with concealed cistern, electric storage heater, shaver point and heated towel rail.

### Outside

To the front of the property and accessed from the lounge and master bedroom is the good sized balcony.

Accessed from the rear of the lounge is a:

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## Roof Terrace

25'11" x 8'1" (7.91 x 2.47)

Enjoying a superb aspect over Burnham-on-Sea towards Brent Knoll.

## Double Tandem Garage

## Tenure

Each flat shares the Freehold

No ground rent (one Red Rose if demanded)

Service Charge £1,200.00 per annum

Quantock Court Residents Association (B-o-S) Ltd

## Description

We are delighted to be able to offer a penthouse apartment located on Burnham-on-Sea sea front.

The property offers deceptively sized living accommodation and enjoys panoramic coastal views to the front with an aspect towards Brent Knoll to the rear.

The property briefly comprises communal entrance hall with stairs rising to the second floor landing. Large lounge/dining room with large picture window offering superb panoramic views and giving access to the balcony.

The property was built with three bedrooms however it has been converted to provide a dressing room to the master bedroom with an en suite shower room. There is a second bedroom and family bathroom.

The property benefits from having a double length tandem garage, has a balcony to the front with coastal views and a large roof terrace to the rear.

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

## Directions

From the High Street proceed onto the Esplanade and take a left. Proceed along the Esplanade where Quantock Court will be found on the left hand side after passing Margaret Crescent.

## Material Information

Additional information not previously mentioned

- Mains electric and water
- Water metered
- Heating electric room 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)















## 41 QUANTOCK COURT



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.  
Made with Metropix (12/21)



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.
3. Berryman's 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

