



Flat 22, Quantock Court South Esplanade

Burnham-On-Sea, TA8 1DL

Price £249,950

 BERRYMAN'S

# PROPERTY DESCRIPTION

A well presented ground floor flat situated on Esplanade with sea views and being within easy walking distance of Burnham-on-Sea High Street , Offered with the benefit of NO ONWARD CHAIN

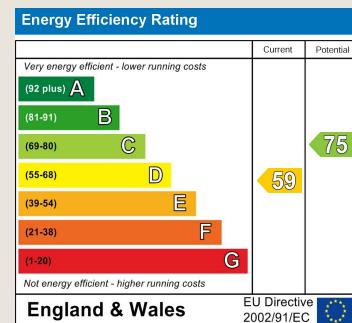
Entrance hall\* inner hall\* lounge/diner\* open plan kitchen\* porch\* two bedrooms\* wet room\* double glazing\* double tandem garage\* communal grounds.

## Local Authority

Somerset Council Council Tax Band: C

Tenure: Leasehold

EPC Rating: D



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Steps to the communal entrance door leading to the hallway. Entrance door to the flat.

### Entrance Hall

Built in cloaks cupboard with storage over, door to:

### Inner Hall

Multi pane glazed door to the:

### Lounge/Dining Room

19'10 x 17'5 maximum (6.05m x 5.31m maximum)

"L" shaped with double glazed window to the front enjoying sea views and sliding patio doors to the porch. Space for dining table, television point and opening through to the open plan kitchen.

### Open Plan Kitchen Area

9'9 x 6'11 (2.97m x 2.11m)

With a range of white gloss fronted units including base cupboards and drawers and matching wall mounted cupboards. Space for fridge/freezer, contrasting worktops with space under for dishwasher and washing machine, modern, black, high gloss one and a quarter bowl stainless sink unit and drainer. Built in shelved larder cupboard, built under electric oven with four ring hob above and extractor hood over, tiled floor and part tiled walls.

### Porch

Double glazed with door to the front communal garden area.

### Bedroom 1

13'8 x 9'10 (4.17m x 3.00m)

Built in wardrobes with part mirror fronted sliding doors. Double glazed window to the rear.

### Bedroom 2

11'3 x 9'10 (3.43m x 3.00m)

With built in storage cupboard, double glazed window overlooking the rear.

### Wet Room

7'11" maximum x 4'11" (2.43 maximum x 1.52 )

Walk in shower with low level, hinged, sliding doors, wall mounted Mira shower and shower seat. Pedestal wash hand basin, wall mounted, ladder-style heated towel rail, Geberit wet and dry w.c. Tiling to ceiling height, extractor fan.

### Outside

To the front of the property is an area of communal lawn and accessed via stairs off the communal entrance hall to the rear of the building is the:

### Double Tandem Garage

34'0 x 7'11 (10.36m x 2.41m)

With electric roller door and light.

### Tenure

Leasehold

We are informed by the vendor the lease was 999 years from 1973

Maintenance £1,200.00 (£300.00 per quarter) payable to Quantock Court Residents Association (BOS) Ltd.

# PROPERTY DESCRIPTION

## Description

Situated in a favoured block of purpose built flats at the southerly end of this seaside resort located on the sea front with views across the bay.

The town centre is within easy level walking distance and includes bakers, chemists, newsagents etc.

## Directions

From the High Street proceed to the Esplanade and take a left. Proceed along the Esplanade and Quantock Court will be seen on the left hand side just after Margaret Crescent.

## Material Information

Additional information not previously mentioned

- Mains electric and water
- Water metered
- 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:

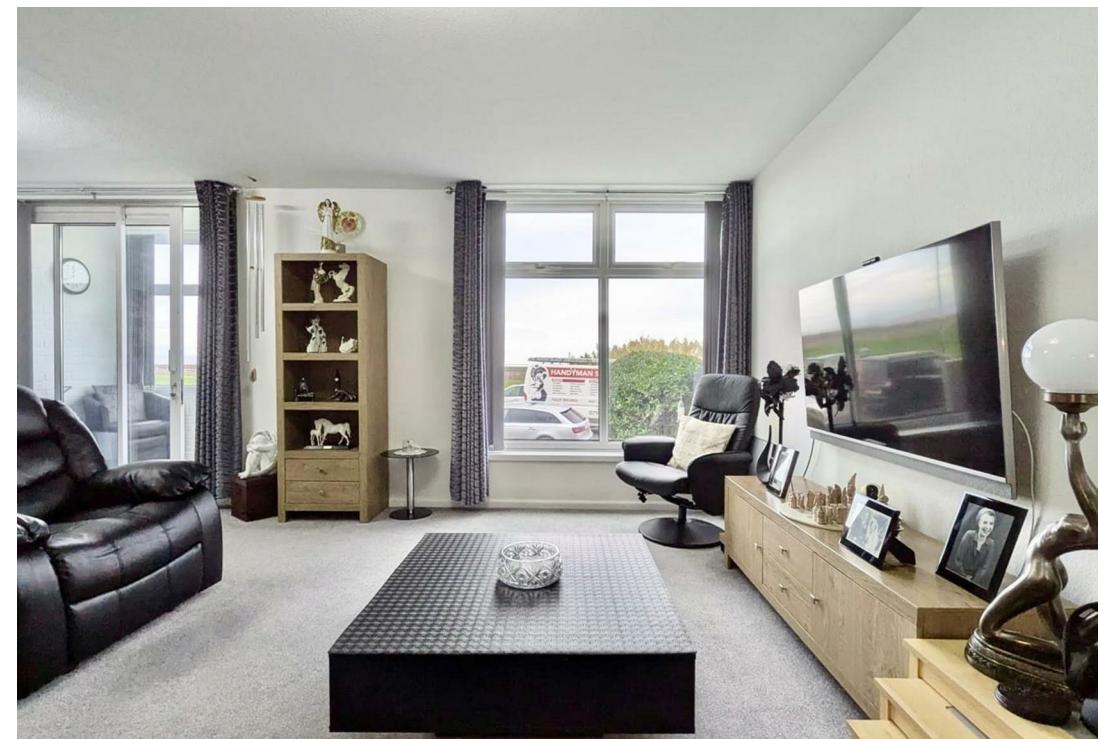
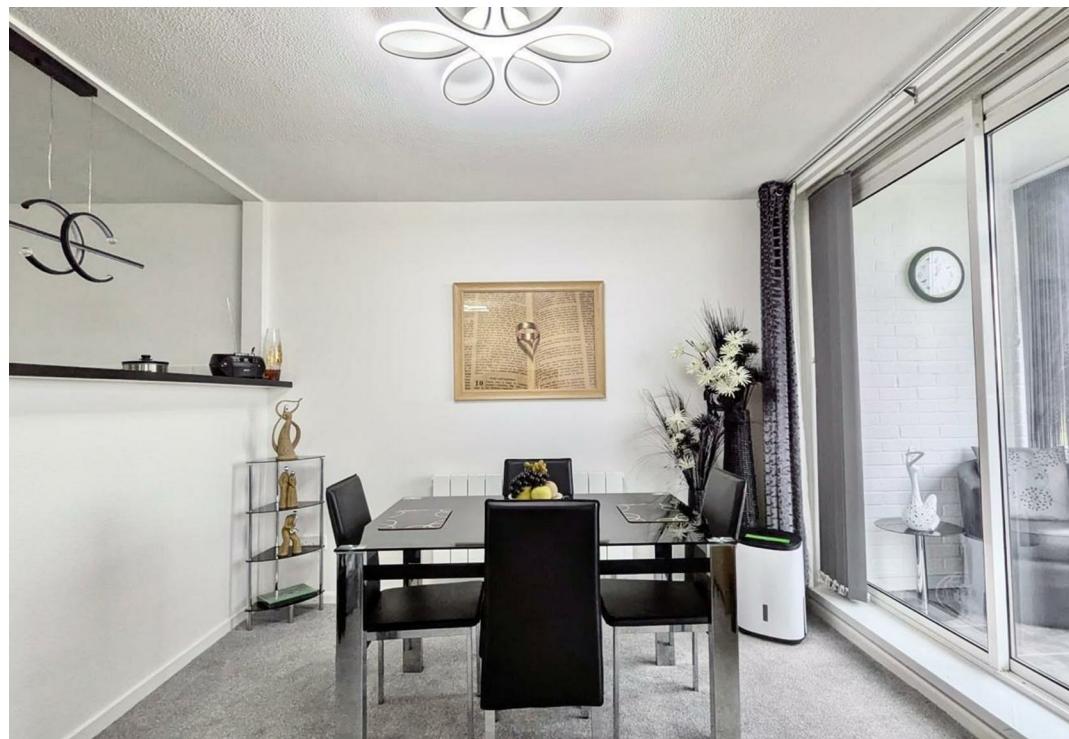
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

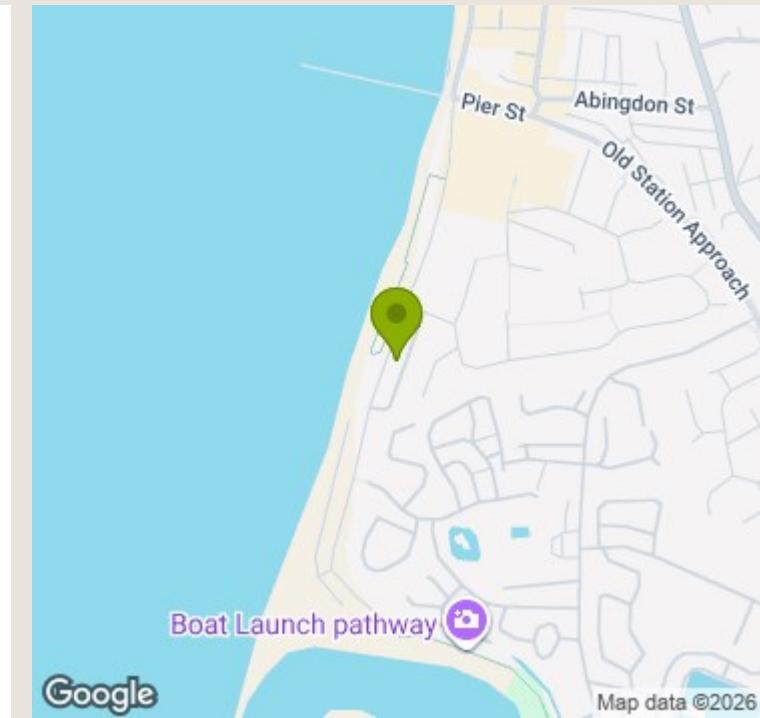
## Flood Information:

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









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. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:  
Allsets 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

 **BERRYMANS**

arla | propertymark  
PROTECTED

naea | propertymark  
PROTECTED

 The Property Ombudsman