



11A Abingdon Street  
Burnham-On-Sea, TA8 1PH  
Price £110,000

 BERRYMANS<sup>®</sup>

# PROPERTY DESCRIPTION

An opportunity to purchase a good-size, two-bedroom ground floor flat, situated in Burnham on Sea town centre and with the benefit of off-street parking.

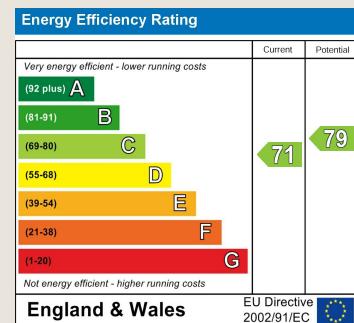
Open plan living room/kitchen\* Inner hall\* Two bedrooms (one with en suite shower room)\* Bathroom\* Utility room\* Off street parking\* Double glazing\* Gas central heating\*

## Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating: C



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## Accommodation (Measurements are approximate)

### Open Fronted Storm Porch

Double glazed entrance door to the:

### Open Plan Lounge and Kitchen Area

19'6" maximum x 17'1" (5.96 maximum x 5.21)

Upvc double glazed square bay window with double glazed sash style windows overlooking the front. Double glazed window to the side, radiator.

### Kitchen Area

The kitchen is fitted with cream coloured base units and drawer and two matching wall mounted cupboards with contrasting worktops over with space for fridge. Electric oven and four ring electric hob with extractor over. Circular stainless steel sink unit with mixer tap. Wall mounted Worcester gas fired boiler, tiled splashbacks and opening to the:

### Inner Hallway

### Bedroom 1

13'1" x 10'3" average (3.99 x 3.14 average)

Two double glazed windows, one to the rear and one to the side. Radiator and door opening with steps down to:

### En suite

8'2" x 3'10" (2.50 x 1.17)

With wide walk-in tiled shower cubicle, wall mounted wash hand basin and close level w.c. Obscure double glazed window. Door to the:

### Utility Room

4'10" x 3'6" (1.49 x 1.08)

Plumbing for washing machine, obscure double glazed window.

### Bedroom 2

10'2" x 9'1" (3.10 x 2.78)

Double glazed window to the side and radiator.

### Bathroom

15'0" maximum x 4'1" (4.59 maximum x 1.25)

Panelled bath, low level w.c. with concealed cistern, vanity wash hand basin with cupboard under, radiator, shower cubicle with sliding door.

### Outside

To the side of the property we understand there is parking for one vehicle.

### Tenure

Leasehold

Length of lease is 999 years from 15th November 2024

Service charge £840.00 per annum

Staddons Block Ltd, Channel Court Workspace, 8 Hill Road, Clevedon, BS21 7NE

### Description

This generously sized, two-bedroom ground floor flat is situated in an exceptionally convenient town centre location being within a stone's throw of Burnham on Sea High Street and beach beyond.

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The open plan living room/kitchen is situated to the front of the property and opens into the inner hallway which gives access to the other rooms.

The master bedroom to the rear has an en suite with tiled, walk in shower cubicle and door to a separate utility room with plumbing for washing machine.

The second bedroom is of double size and there is a separate bathroom with bath and shower cubicle.

With the benefit of off-street parking to the side, gas central heating and double glazing, the property appears to be ideal for first time buyers or a buy to let investor.

An early inspection is recommended.

### Directions

Proceed to the end of Burnham High Street in a southerly direction and turn left at the traffic lights onto Abingdon Street 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

- 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)

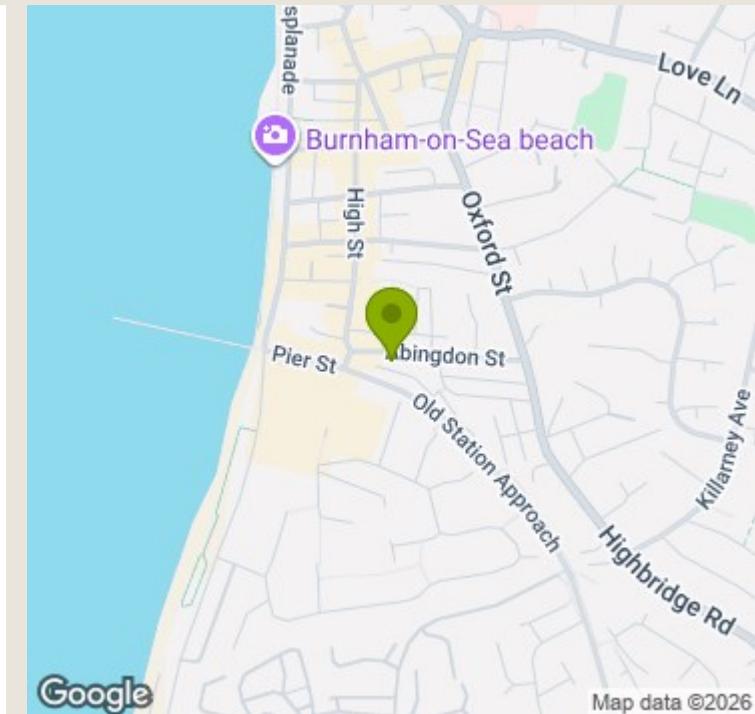
### Agents Disclosure

In accordance with Section 21 of the Estate Agents Act 1979 we hereby disclose that the vendor of this property is connected to Berrymans Estate Agents.









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

