



14 Churchlands Court Myrtle Drive  
Burnham-On-Sea, TA8 2HB  
Offers Over £150,000

 BERRYMANS<sup>®</sup>

# PROPERTY DESCRIPTION

An upgraded and improved two bedroom first floor flat situated within a short walk of Burnham-on-Sea town centre and sea front. Please contact the agent to arrange a viewing.

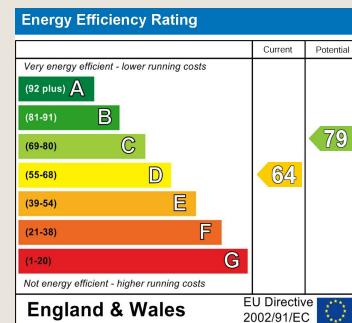
Communal entrance hall with stairs rising to first floor landing\*lounge/diner\* upgraded kitchen\* two double bedrooms\* upgraded bathroom\* upvc double glazed windows\* electric heating\* designated off street parking\*excellent decorative order\*new floor coverings throughout.

## Local Authority

Somerset Council Tax Band: B

Tenure: Leasehold

EPC Rating: D



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## Accommodation (Measurements are approximate)

Glazed door to communal entrance hall. Stairs rising to first floor.

### L-Shaped Lounge

15'11" narrowing to 7'11" x 14'11" (4.87 narrowing to 2.43 x 4.55)

Two double glazed windows to front, electric panel heater, night storage heater.

### Kitchen

11'4" x 6'5" (3.46 x 1.96)

Fitted with a range of wall and floor units to incorporate integrated oven, hob and extractor fan, space for fridge/freezer, plumbing for automatic washing machine, single bowl drainer sink unit, double glazed window to front. Door to:

### Inner Hallway

Airing cupboard. Access to roof space.

### Bedroom

12'5" x 9'0" (3.81 x 2.75)

Electric panel heater, double glazed window to rear.

### Bedroom

9'3" x 7'11" (2.84 x 2.43 )

Double glazed window to rear, electric panel heater

### Bathroom

9'3" x 6'5" (2.82 x 1.96)

Comprising of panelled bath with shower over, vanity wash hand basin, close coupled w.c, extractor fan, stainless steel heated towel rail, double glazed obscured window.

### Outside

To the front of the property is a designated off street parking space for one vehicle.

### Tenure

Leasehold

999 year lease from the 4th January 2019

Managing Agents: Saxons Property & Block Management

Service Charge £1,320.00 including management fee of general upkeep of the complex.

### Description

This purpose built first floor flat has been updated and improved to offer well planned well appointed living accommodation. Must be seen to be fully appreciated.

The flat is accessed via communal entrance door with stairs rising to first floor landing. The Flat itself comprises of a good size lounge/diner, upgraded kitchen, two double bedrooms and an upgraded bathroom, the

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property benefits from having electric heating, upvc double glazed windows, designated off street parking located to the front of the property. The property has been re-decocted and re-floored throughout. Offered with the benefit of no onward chain.

### Directions

From the M5 motorway junction 22 proceed into Burnham-on-Sea crossing the roundabout beside Tesco supermarket onto Love Lane. Proceed down Love Lane to the next roundabout beside the Esso service station. Proceed in a northerly direction along Manor Road which in turn becomes Berrow Road and Myrtle Drive will be found on the left hand side opposite Manor Gardens. Proceed into Myrtle Drive bearing to your left, into Churchlands Court, turn right and the property will be found on the right hand side.

### Material Information

Additional information not previously mentioned

- Mains electric and water.
- Water metered.
- Electric 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)



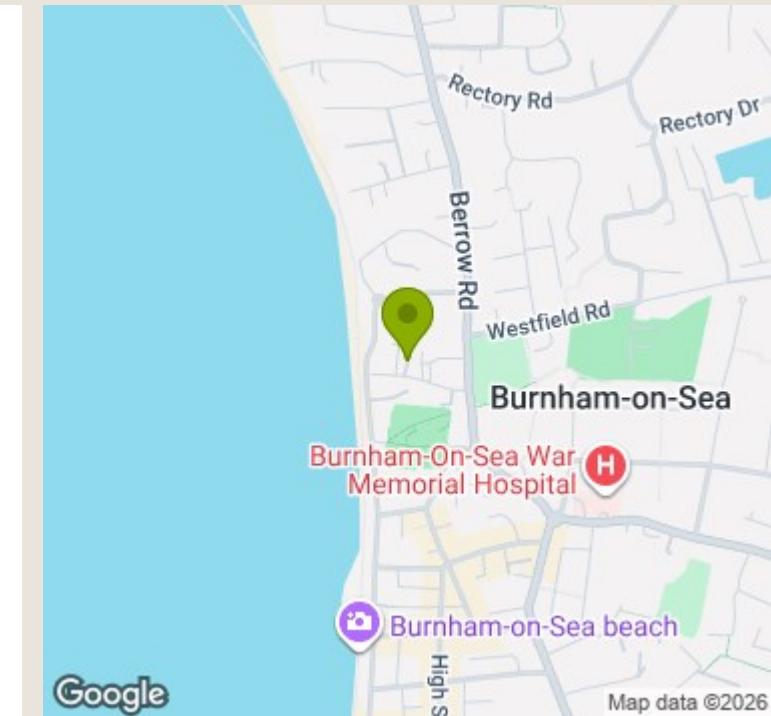




14 CHURCHLANDS COURT



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and items are approximate and no responsibility will be accepted for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The services and fixtures mentioned 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.
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

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