



Flat 5, Greenways, 121 Stoddens Road

Burnham-On-Sea, TA8 2DD

Price £199,950

 BERRYMANS<sup>®</sup>

# PROPERTY DESCRIPTION

An opportunity to purchase an attractive well maintained, well appointed, two bedroom ground floor flat offering bungalow style living situated in a highly sought after residential location to the north of Burnham-on-Sea.

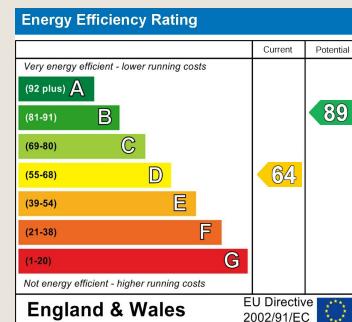
Entrance hall\* lounge\* well appointed kitchen\* two double bedrooms\* bathroom\* gas central heating\* upvc double glazed windows\* designated off street parking\* well maintained communal gardens\* must be seen.

## Local Authority

Somerset Council Council Tax Band: B

Tenure: Leasehold

EPC Rating: D



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Upvc double glazed door to the:

### Entrance Hall

Upvc double glazed window to the front. Walk-in storage cupboard with gas combination boiler supplying domestic hot water and radiators. Access to large roof space. Tiled floor.

### Lounge/Diner

14'9" x 11'10" (4.52 x 3.61)

Upvc double glazed window to the front, access to further roof space and archway through to the:

### Kitchen

10'5" x 6'9" (3.20 x 2.06)

Fitted with an attractive range of wall and floor units to incorporate integrated electric oven, hob and extractor hood over. Inset single drainer sink unit, plumbing for automatic washing machine and space for fridge/freezer. Upvc double glazed window to the front.

### Bedroom 1

14'6" x 8'11" (4.44 x 2.74)

Dual aspect upvc double glazed windows to the front and rear.

### Bedroom 2

10'4" x 8'2" (3.15 x 2.51)

Upvc double glazed window to the rear.

## Bathroom

6'8" x 7'8" narrowing to 5'2" (2.05 x 2.34 narrowing to 1.59)

Fitted with a suite comprising panelled bath with shower attachment, pedestal wash hand basin and close coupled w.c. Extractor fan and light/shaver point.

## Outside

The property is set in an attractive plot with communal gardens having been well maintained by the management company.

Allocated parking space directly opposite the property. There is also a communal guest parking space.

## Tenure

Leasehold

999 years from 2002

Service Charge £1,200.00 per annum (paid £600.00 half yearly) to include buildings insurance, external maintenance and window cleaning.

No ground rent.

## Description

The property is located to the rear of the building in a tucked away private location.

We are delighted to offer a rare opportunity to purchase a two double bedroom ground floor flat which offers in effect "bungalow living" in that

## PROPERTY DESCRIPTION

the property is set on one level with no accommodation set above and is only attached by one wall.

The property briefly comprises good sized entrance hall, lounge/diner with well appointed kitchen off and there are two double bedrooms and well appointed bathroom.

The property benefits from gas central heating, upvc double glazing, designated off street parking located opposite the entrance to the property and is offered in good order throughout.

### Directions

Proceed along the Berrow Road passing the inland lighthouse on the left hand side taking a right turn into Stoddens Road. Proceed down Stoddens Road where the property will be found on the left hand side opposite the entrance to Stoneleigh Close.

### Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered or not. To be confirmed
- 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)

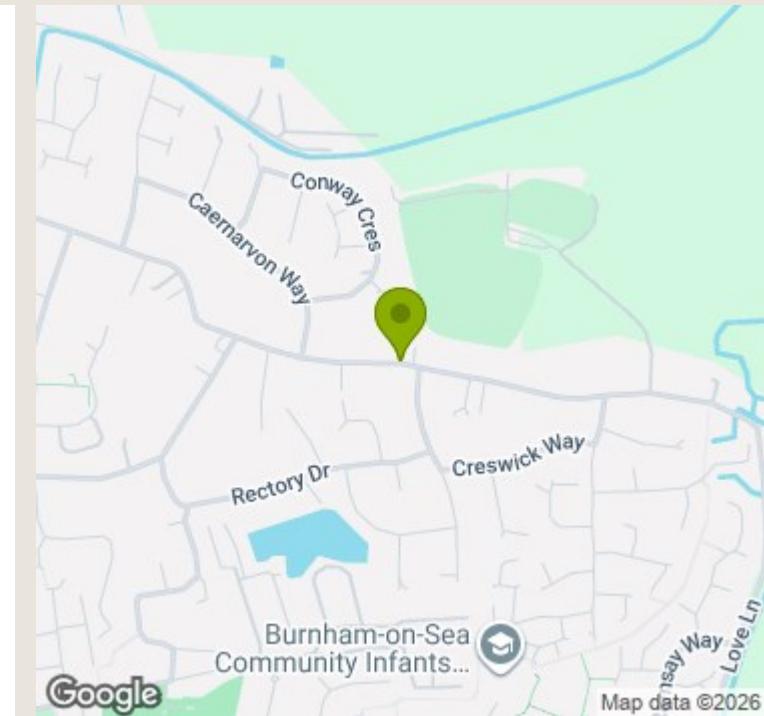








Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of all windows, rooms and other aspects of the property referred to in this plan are approximate only and no guarantee as to their operability or efficiency can be given.  
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TO 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

