



1 The Gables Grove Road

Burnham-On-Sea, TA8 2EB

Price £239,950





# PROPERTY DESCRIPTION

An attractive beautifully maintained two bedroom end of terrace house situated in a highly sought after location within close proximity of Burnham-on-Sea beach and town centre offered in excellent order throughout making an early application to view essential.

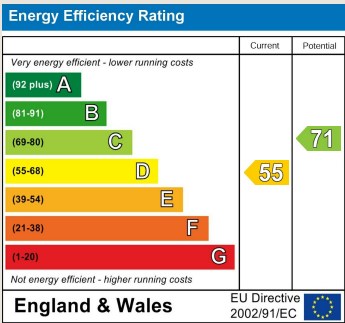
Lounge\* well appointed kitchen/diner\* first floor landing\* two double bedrooms\* bathroom\* of street parking for two vehicles\* enclosed low maintenance garden to the rear\* double glazed windows\* modern electric heating\* must be seen.

## Local Authority

Somerset Council Council Tax Band: C

Tenure: Leasehold - Share of Freehold

EPC Rating: D



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Double glazed composite door to the:

### Lounge

23'9" maximum x 11'8" (7.26 maximum x 3.58)

Double glazed patio doors to the front, recessed spotlights, large understair storage cupboard and stairs rising to the first floor. Electric wall heater and opening to the:

### Kitchen/Diner

11'8" x 11'3" (3.58 x 3.44)

Fitted with an attractive range of wall and floor units to incorporate single sink drainer unit, integrated eye level oven, hob and extractor fan, integrated fridge/freezer, Integrated washer/dryer, electric wall heater, recessed spotlights.

### First Floor Landing

Recessed spotlights, feature roof light.

### Bedroom 1

11'8" x 11'5" (3.56 x 3.48)

Built in wardrobes, electric wall heater, double glazed window to the rear.

### Bedroom 2

11'8" x 11'6" (3.57 x 3.53)

Built in wardrobes and double glazed window to the front. Electric wall heater, recessed spotlights.

## Bathroom

8'1" x 5'8" (2.47 x 1.73)

Comprising panelled bath with shower over and screen. Vanity wash hand basin with cupboards below, close coupled w.c., extractor fan, heated towel rail and recessed spotlights.

## Outside

To the front of the property is a block pavier area with parking for one vehicle with footpath leading to the front door.

## Further Parking

Accessed from Allandale Road is a further parking space with a gate giving access to the:

## Rear Garden

Enclosed and is an attractive feature of the property.

## Tenure

Leasehold

Each owner owns 1/5th of the Freehold

125 years from 3rd June 2016

Service Charge £500.00 per annum

## Description

This attractive end of terrace property offers well planned, beautifully appointed living accommodation and is situated within a short walk of Burnham-on-Sea beach and town centre.

## PROPERTY DESCRIPTION

The property offers well proportioned living accommodation which briefly comprises good size lounge, beautifully appointed kitchen/diner, to the first floor there is a good size landing with a potential study area, two good size bedrooms and a beautifully appointed bathroom.

The property benefits from having double glazed windows, modern electric heating, off street parking for two vehicles with one space to the front and one to the rear and a low maintenance garden to the rear.

### Directions

From the roundabout at the M5 junction 22 at Edithmead proceed into Burnham-on-Sea take a right turn at the Esso garage which leads onto the Berrow Road. Pass Seaview Road on the left hand side and Grove Road will be found a little further along on the left. Proceed into Grove Road 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
- 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)



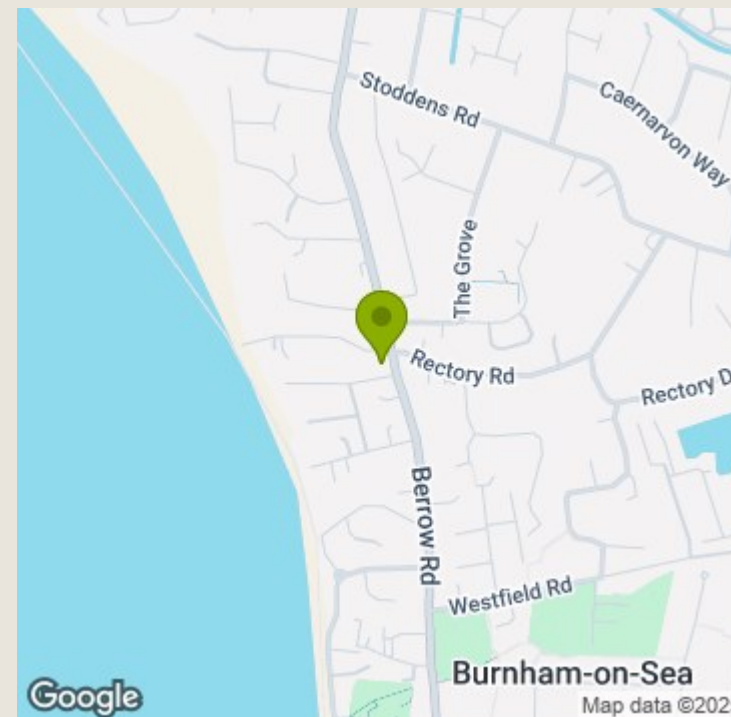












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**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:  
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

