37 Priory Gardens

Burnham-On-Sea, TA8 1QW

Price £179,950

BERRYMAN'S

PROPERTY DESCRIPTION

A one bedroom end of terrace retirement bungalow set in a prime plot with upgraded kitchen/breakfast room, shower room, electrical wiring system and windows. The property is offered in excellent decorative order throughout and an early application to view is strongly recommended by the vendors selling agents.

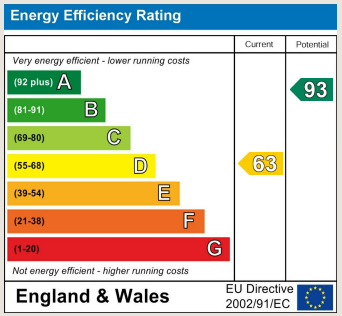
Entrance hall* lounge* kitchen/breakfast room* double bedroom* wet room* communal gardens* communal parking.

Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: D



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed door to the:

Entrance Hall

Airing cupboard. Access to roof space.

Lounge

14'2" x 10'8" (4.32m x 3.25m)

Electric wall heater, television point, upvc double glazed French door with matching side panels opening to the patio area overlooking the beautifully maintained communal gardens.

Kitchen/Breakfast Room

10'7" x 6'0" (3.23 x 1.83)

Attractive range of wall and floor units to incorporate integrated oven and hob, washing machine and dishwasher, single sink drainer unit with mixer tap, attractive work surface with matching upstands, folding breakfast table and upvc double glazed window to the front.

Bedroom

11'3" x 9'6" (3.43 x 2.92)

Double wardrobe with hanging space. Upvc double glazed window to the rear.

Wet Room

6'8" x 6'2" (2.03m x 1.88m)

Shower enclosure with seat and screen. Rainhead and hand held shower. Close coupled w.c., pedestal wash hand basin and low maintenance walling. Heated towel rail and upvc double glazed obscure window to the front.

Tenure

Freehold with common managed areas

Maintenance charges £2,998.70 per year (2026-2027) to include exterior maintenance, gardens, warden, building insurance and bins.
First Port Residential Property Management

Description

The property is situated within a short walk of the town centre and sea front with amenities close by including newsagents, medical centre and library.

The property is part of a complex of properties for the over 55's and is overseen by a house manager.

The property is set in a prime plot and is offered in superb order throughout making a full inspection essential.

Directions

At the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street passing Lidl supermarket on the left hand side. Take the second turning left into Priory Gardens. Proceed down Priory Gardens where the property will be found on the left hand side.

Material Information

Additional information not previously mentioned

Council Tax Band-B

EPC-D

- 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.

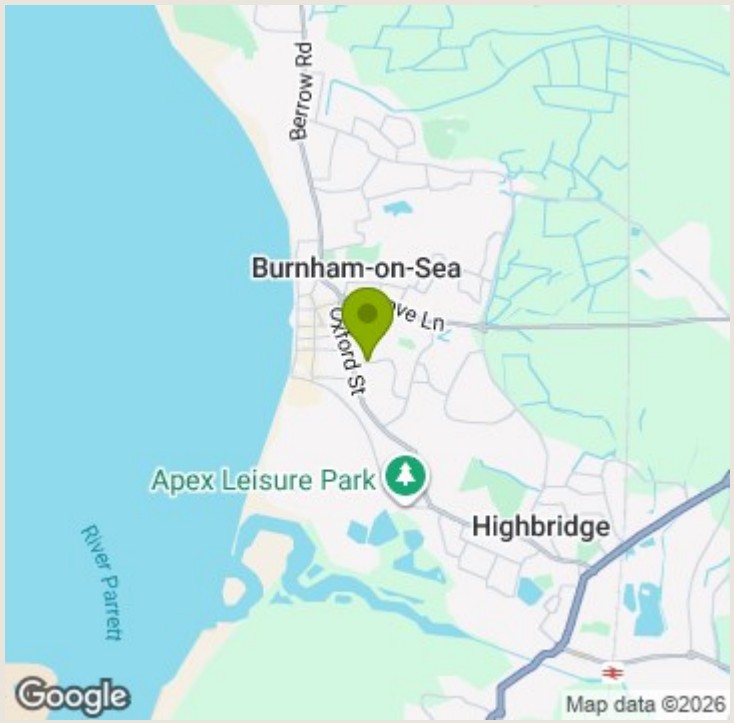
For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location



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

01278 793700

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, Lyons Bowes Solicitors up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT, Taylor Rose Ltd. up to £210 inc. VAT

BERRYMAN'S

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The Property Ombudsman