



Flat 8, Churchlands Court Myrtle Drive

Burnham-On-Sea, TA8 2HB

Price £149,950



# PROPERTY DESCRIPTION

Located close to local amenities and a short distance from Burnham-on-Sea town centre and sea front is this very well presented ground floor flat. The property benefits from having allocated parking directly outside the front door, an upgraded shower room and two good size bedrooms.

\*Entrance porch \*Lounge/dining room \*Kitchen \*Utility room \*Two bedrooms  
 \*Upgraded shower room \*Electric heating \*Upvc double glazed windows \*Designated parking

## Local Authority

Somerset Council Tax Band: B

Tenure: Leasehold

EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



# PROPERTY DESCRIPTION

## Accommodation (measurements are approximate)

Benefiting from having an allocated parking space directly outside the property.

Upvc double glazed door to:

## Entrance porch

Wooden door with glazed panels to:

## Lounge/dining room

15'10" x 14'5" (4.84 x 4.40)

Generously sized lounge/dining room with electric heater, electric feature fireplace, Upvc double glazed window to front, and doorways to the bedrooms and:

## Kitchen

14'6" x 6'6" (4.43 x 2.0)

Fitted with a range of wall and base units with worktop space over, integrated electric oven and hob with extractor fan over, space for fridge freezer, space and plumbing for washing machine, electric heater and Upvc double glazed window to front

## Utility

Shelved storage cupboard and doorway to:

## Shower room

8'11" x 5'0" (2.74 x 1.53)

White suite comprising of a large shower cubicle, USPA electric toilet,

vanity hand wash basin with storage under, heated towel rail, and Upvc double glazed window to rear

## Bedroom 1

12'5" x 8'11" (3.79 x 2.73)

Generously sized room with electric radiator and Upvc double glazed window to rear

## Bedroom 2

9'3" x 7'10" (2.82 x 2.41)

Electric radiator and Upvc double glazed window to rear

## Description

Located close to local amenities and a short distance from Burnham-on-Sea town centre and sea front is this very well presented ground floor flat. The property benefits from having allocated parking directly outside the front door, an upgraded shower room and two good size bedrooms.

The property briefly comprises of an entrance porch, lounge/dining room, kitchen, utility room, shower room, and two bedrooms.

## Directions

From the Esso Garage at the top of Love lane, proceed in a northerly direction onto Manor Road into Berrow Road. Take the second turning left into Myrtle Drive and first left into Churchlands Court bear right where number 10 can be found on the right hand side.

# PROPERTY DESCRIPTION

## Tenure

Leasehold

999 Years from 2017

Ground Rent - Peppercorn

Service Charge £1,320.00 per annum.

## Material Information

Additional information not previously mentioned

Council Tax Band-B

EPC-Ordered

- 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](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)









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with floorplan ©2025



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.
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 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

