



Flat 9, Greenways, 121 Stoddens Road

Burnham-On-Sea, TA8 2DD

Price £199,995





# PROPERTY DESCRIPTION

A well-maintained two-bedroom first-floor apartment, benefiting from its own private entrance and presented in good decorative order throughout.

Entrance hall\* lounge\* kitchen\* two double bedrooms\* bathroom\* gas central heating\* upvc double glazed windows\* designated off street parking.

## Local Authority

Somerset Council Council Tax Band: B

Tenure: Leasehold

EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Obscure double glazed door to the:

### Entrance Hall

11'3" x 5'10" (3.44 x 1.79)

Laminate flooring, radiator and feature panelling. Double glazed window to the side.

### Living Room

16'10" x 11'10" (5.15 x 3.62)

Double glazed window to the front, feature wall, vinyl flooring, television point and radiator.

### Inner Hallway

Storage cupboard housing the combination boiler.

### Kitchen

11'5" x 7'0" (3.49 x 2.15)

Double glazed window to the rear, matching wall and floor units with laminate worktops over. Four ring gas hob with oven below. Space and plumbing for two appliances, space for upright fridge/freezer, vinyl flooring, tiled splashbacks and extractor fan.

### Bedroom 1

11'10" x 8'8" (3.63 x 2.65)

Double glazed window to the rear, radiator.

### Bedroom 2

12'0" x 8'9" (3.68 x 2.67)

Double glazed window to the rear, radiator.

### Bathroom

7'0" x 6'0" (2.14 x 1.84 )

Floor to ceiling tiled walls, white suite comprising panelled bath with shower over, heated towel rail, vinyl flooring, extractor fan, close coupled w.c. and wash hand basin.

### Outside

Allocated parking space for one vehicle.

### Tenure

Leasehold 999 years from 2002

Service Charge £1,200.00 per annum (£600.00 every six months payable to Stephen & Co. Management Company).

Includes building insurance, exterior window cleaning, gardening and share of maintenance

### Description

The property features gas central heating and double glazing, ensuring comfort and energy efficiency all year round. To the rear, the apartment enjoys lovely open views, providing a pleasant and peaceful outlook. Additional advantages include allocated parking, making this an ideal home for first-time buyers, downsizers, or investors alike.

# PROPERTY DESCRIPTION

## Directions

From Burnham-on-Sea proceed in a northerly direction along Berrow Road and upon seeing the inland lighthouse turn left onto Stoddens Road., Proceed for approximately half a mile where No.121 Stoddens Road will be found on the left hand side opposite the turning to Stoneleigh Close.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- 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](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)





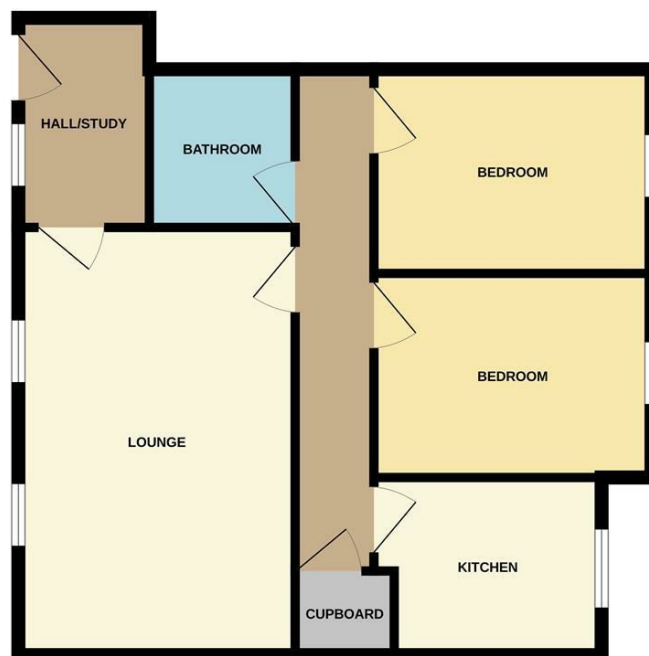




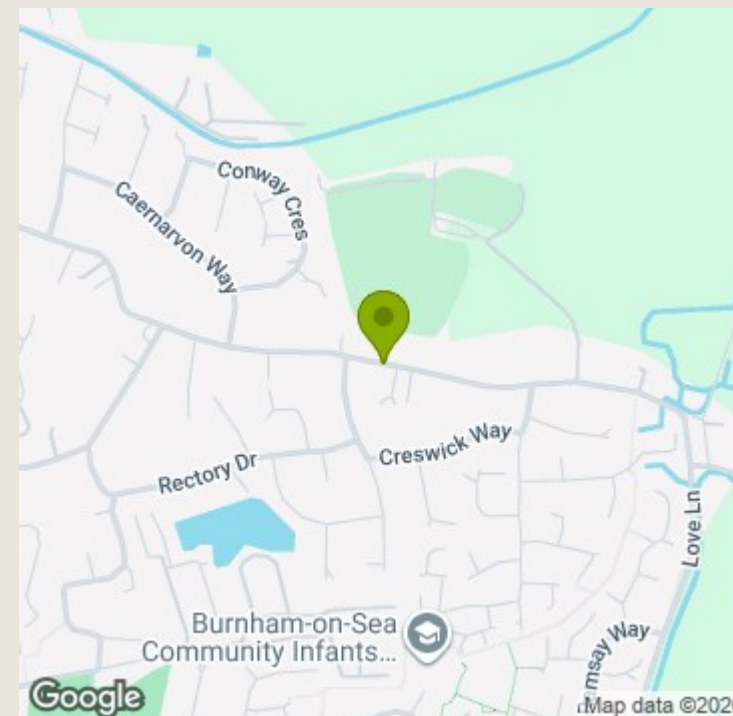




FLAT 9 121 STODDENS ROAD



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 misstatement. 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 Hozon 11/2025



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.
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

