



Vicarage Street

Burnham-On-Sea, TA8 1DX

Price £149,950



PROPERTY DESCRIPTION

Boasting views onto Burnham sea front is this one bedroom top floor flat with a generously sized lounge, kitchen, bathroom and ample of storage. Situated a short distance from Burnham-On-Sea town centre with parking for residents, this is an ideal opportunity for a first time buyer or investor. Electric heating and double glazed windows.

- *Top floor flat
- *Residents parking
- *Sea views
- *Walking distance to the town centre
- *Generous lounge
- *kitchen
- *bathroom
- *One bedroom



Local Authority

Somerset Council Council Tax Band: B

Tenure: Leasehold

EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	76
(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 accurate)

Secure entrance to the stairway leading to:

Entrance hallway

Two storage cupboards

Lounge

19'7" x 11'10" (5.99 x 3.61)

Generously sized lounge with double glazed windows boasting views onto Burnham-On-Sea sea front

Kitchen

11'5" x 8'10" (3.49 x 2.7)

Kitchen with wall and floor units with ample worktop space. Double glazed window to the front.

Bedroom

13'1" x 10'4" (4.0 x 3.16)

Generously sized double bedroom with a built in wardrobe and double glazed window to the front.

Bathroom

8'2" x 9'0" (2.5 x 2.75)

Bath with shower over, hand wash basin, wc and airing cupboard. Double glazed window to the rear.

Outside

The property has a walled parking area for residents

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Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station take a right into Manor Road. Take the first left into Victoria Street taking a right turn by the post office into Vicarage Street. Proceed along Vicarage Street and Vicarage Court will be found on the right hand side overlooking the sea front.

Tenure

Leasehold

192 years remaining from 2020

Annual service charge - £1,000.00

Annual ground rent - £10.00

Material information

Additional information not previously mentioned

Council Tax Band-B

EPC-D

- Mains electric, water and sewerage
- 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

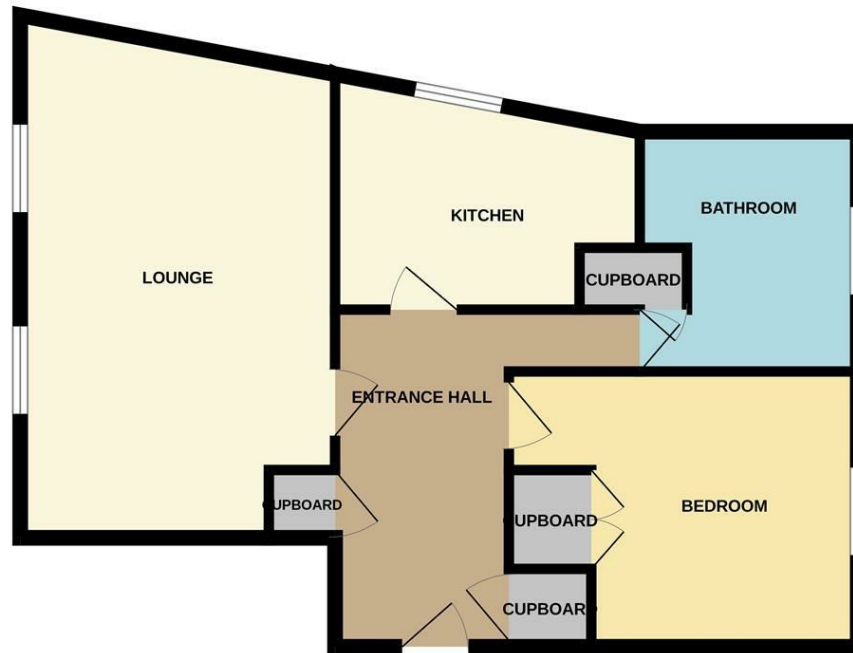
Ofcom checkers below:

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

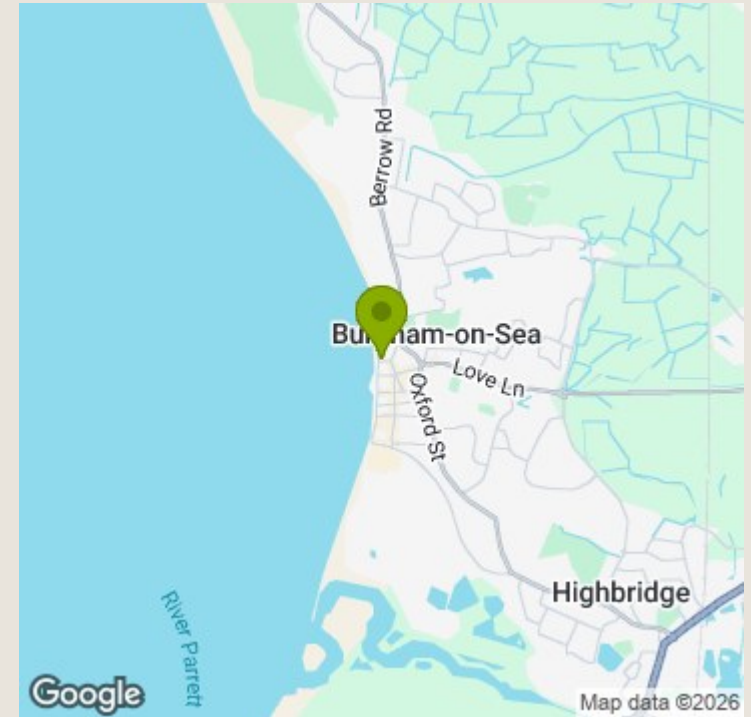
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

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.
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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. Berryman's 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

