



Churchlands Court Myrtle Drive

Burnham-On-Sea, TA8 2HB

Price £125,000



PROPERTY DESCRIPTION

An opportunity to purchase this purpose built ground floor flat situated in a convenient location within easy walking distance of both the sea front and town centre.

The ground floor flat briefly comprises of a lounge/diner with kitchen upgraded off, two bedrooms and shower room. The property is in need of some upgrading and offer a great opportunity for an individual to put their own mark on this ever sought after design of property.

*Communal entrance hall *Lounge/diner *Upgraded kitchen *Inner hall *Two double bedrooms *Shower room *Electric heating *Designated off street parking *Guest parking

Local Authority

Somerset Council Tax Band: B

Tenure: Leasehold

EPC Rating: C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		69	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



PROPERTY DESCRIPTION

Accommodation (measurements are approximate)

Upvc double glazed obscured communal door that opens to:

Communal Entrance Hall

Door to:

Lounge

15'11" x 9'10" (4.87 x 3.02)

Night storage heater, panel heater, two Upvc double glazed windows to front, and storage heater.

Kitchen

11'10" x 6'0" (3.61 x 1.84)

Fitted with an upgraded range of wall and floor units to incorporate an integrated eye level oven, electric hob, plumbing for automatic washing machine, space for fridge/freezer, Upvc double glazed window to front

Bedroom 1

10'7" x 9'6" (3.24 x 2.92)

Night storage heater and Upvc double glazed window to rear

Bedroom 2

10'5" x 7'4" (3.20 x 2.26)

Night storage heater and Upvc double glazed window to rear

Shower Room

6'4" x 5'0" (1.95 x 1.53)

Comprising of a corner shower cubicle, close coupled w/c, pedestal hand wash basin, electric wall heater, Upvc double glazed obscured window to side

Description

This well proportioned, purpose built, ground floor flat is located in a highly sought after residential location being within a short walk of the town centre and sea front.

The property itself briefly comprises of a lounge/diner, upgraded kitchen, inner hallway, two double bedrooms, and a bathroom. The property benefits from having electric heating, double glazed windows, and off street parking. The property is in need of some upgrading works but offers a great opportunity for an individual to put their own mark on this sought after style of property.

Directions

From the M5 motorway junction 22 proceed into Burnham-on-Sea crossing the roundabout beside Tesco supermarket onto Love Lane. Proceed down Love Lane to the next roundabout beside the Esso service station. Proceed in a northerly direction along Manor Road which in turn becomes Berrow Road and Myrtle Drive will be found on the left hand side opposite Manor Gardens. Proceed into Myrtle Drive bearing to your left, into Churchlands Court, turn right 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.
- 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

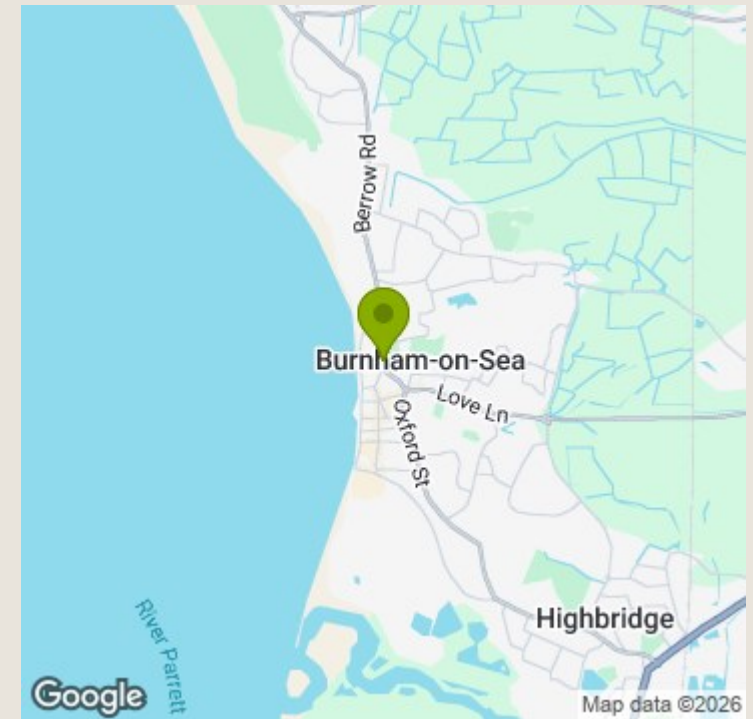
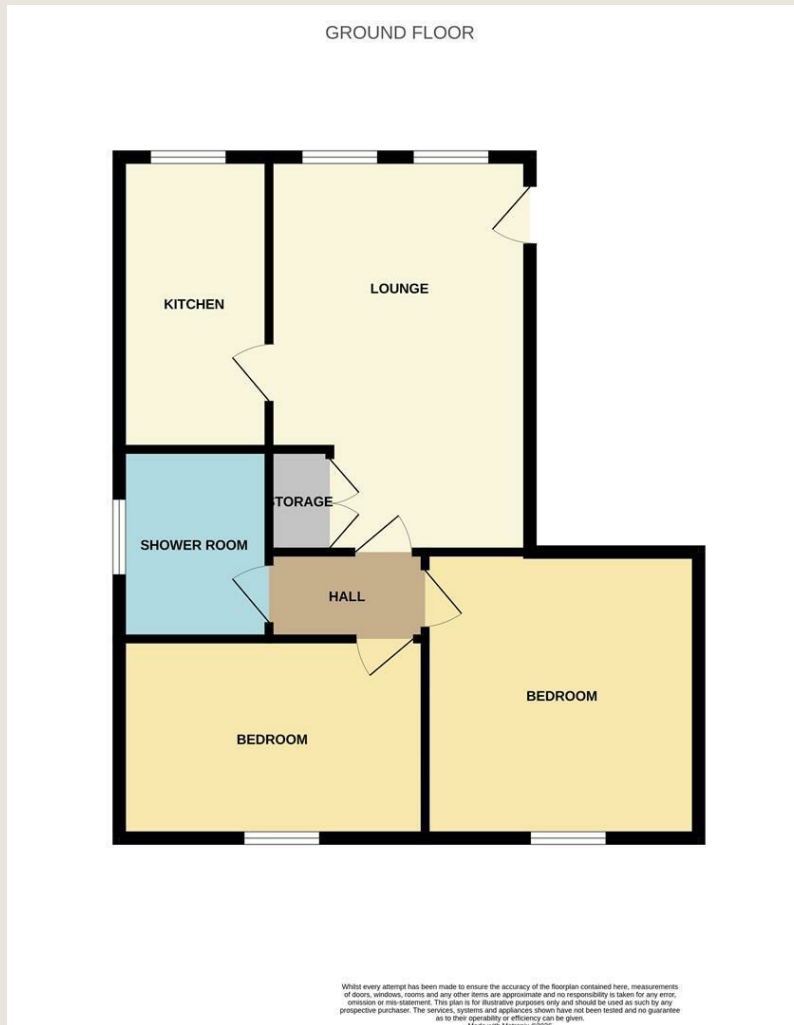
Ofcom checkers below:

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. 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

