



8 Allandale Court Rectory Road

Burnham-On-Sea, TA8 2BT

Price £99,995



PROPERTY DESCRIPTION

This practical ground floor one-bedroom apartment is located within the popular Allandale Court, a well-maintained and desirable retirement development. Designed to support comfortable and independent living, the development offers excellent communal facilities including a residents' lounge, utility room and beautifully kept communal gardens.

Entrance hall* lounge/diner* kitchen* bedroom* shower room* communal gardens and parking* emergency pull cords* entry phone system.



Local Authority

Somerset Council Council Tax Band: A

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		78	80
(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)

Entrance door to the:

Entrance Hall

7'6" x 6'10" (2.31 x 2.09)

Storage cupboard housing the consumer unit. Airing cupboard with hot water tank.

Lounge

22'4" maximum x 10'3" maximum (6.82 maximum x 3.14 maximum)

Double glazed door and window to the communal side gardens. Electric storage heater and feature electric fireplace. Emergency pull cord and doors to the:

Kitchen

7'3" maximum x 6'8" maximum (2.21 maximum x 2.05 maximum)

Double glazed window to the side. Range of matching base units, tiled splashbacks, laminate worktop, oven, four ring electric hob with extractor fan over, stainless steel sink, space for low level freezer, space for low level fridge. Vinyl flooring.

Shower Room

6'8" x 5'3" (2.04 x 1.61)

Shower cubicle with hand rail and seat. Toilet and vanity wash hand basin with storage under. Shaver point and heated towel rail. Vinyl flooring.

Bedroom

19'7" x 8'10" including wardrobe (5.97 x 2.70 including wardrobe)

Double built in wardrobe, double glazed window to the side, emergency pull cord, television point and storage heater.

Tenure

First Port Retirement Property Limited

Leasehold

125 Year lease remainder of lease from 1st February is 101 years

Residents must be 60 years of age and over or if a couple one must be over 55.

Ground rent is £385.00 per annum (paid in 2 half yearly instalments)

Maintenance fee £3685.34 per annum (paid in 2 half yearly instalments).

The communal area is due to start a refurbishment on 24th February 2026.

Description

This practical ground floor one-bedroom apartment is located within the popular Allandale Court, a well-maintained and desirable retirement development. Designed to support comfortable and independent living, the development offers excellent communal facilities including a residents' lounge, utility room and beautifully kept communal gardens.

The apartment itself provides spacious, light-filled accommodation, ideal for those seeking a low-maintenance home with peace of mind. Conveniently positioned, Allandale Court offers easy access to local amenities and the seafront, making it an excellent choice for relaxed coastal living.

PROPERTY DESCRIPTION

Directions

At the roundabout beside the Esso service station proceed along Berrow Road. Take the second right into Rectory Road and proceed down Rectory Road where Allandale Court will be found on the right hand side.

Material Information

Additional information not previously mentioned

- Mains electric and water
- 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

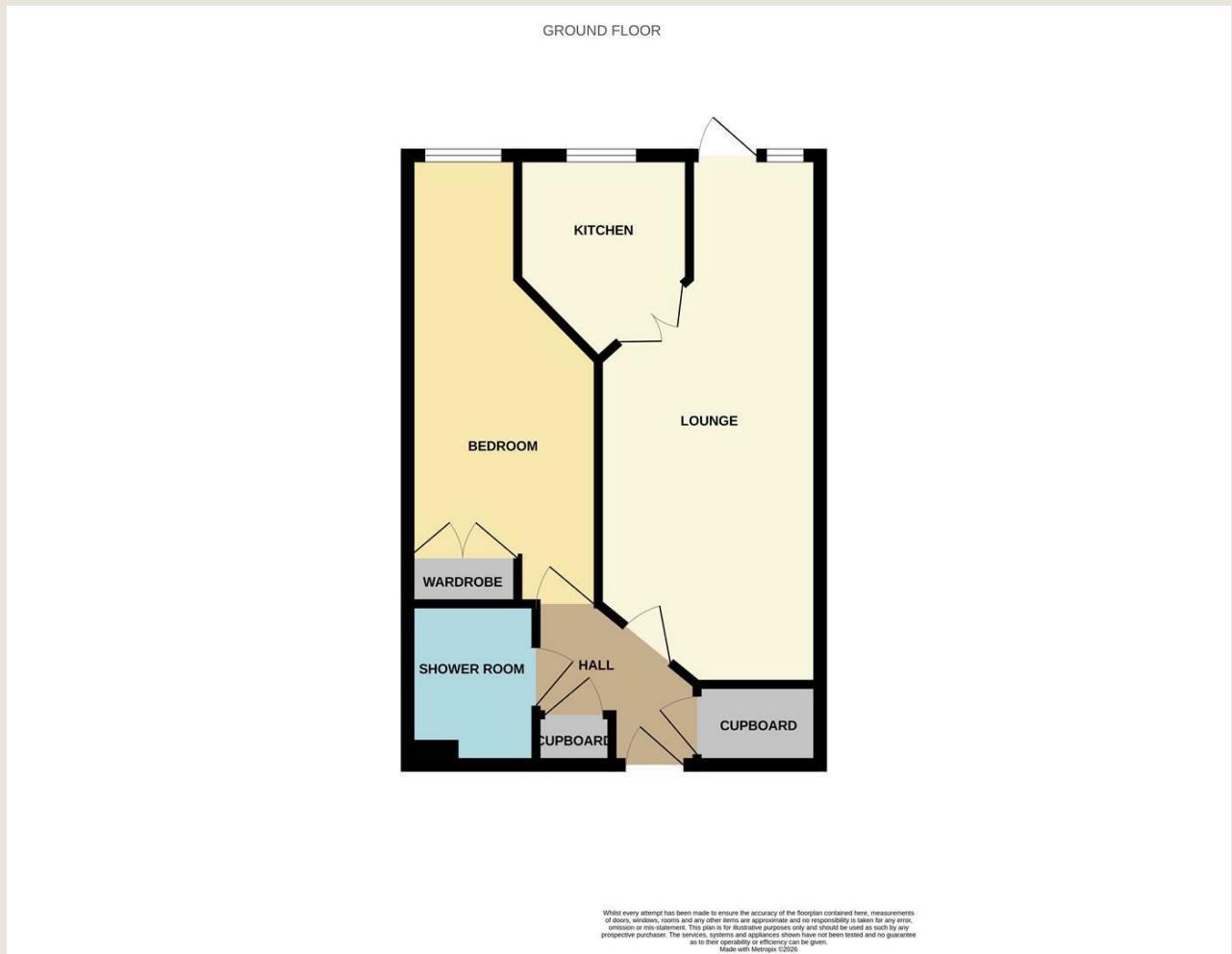
Flood Information:

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









TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES 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, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

