



75 Coleridge Gardens

Burnham-On-Sea, TA8 2QA

Price £190,000

 BERRYMAN'S

# PROPERTY DESCRIPTION

A well-presented, purpose-built and spacious two-bedroom ground floor flat.

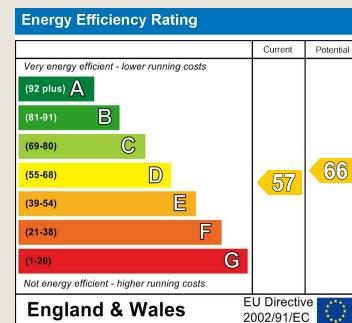
Entrance hall\* lounge\* kitchen\* two bedrooms\* shower room\* rear garden\* garage.  
Electric heating\* upvc double glazing\* sought after location\* must be seen.

## Local Authority

Somerset Council Council Tax Band: B

Tenure: Leasehold

EPC Rating: D



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## Accommodation (Measurements are approximate)

Obscure double glazed upvc door to the:

### Entrance Hall

Feature panelling, wooden flooring, electric heater. Two storage cupboards.

### Lounge

14'5" maximum x 11'7" maximum (4.40 maximum x 3.54 maximum)

Double glazed sliding door to the garden. Wall mounted electric heater.

### Kitchen/Breakfast room

12'0" x 7'2" (3.67 x 2.19)

Double glazed window to the rear, stainless steel sink, low level storage units and solid wooden worktops. Tiled splashbacks, electric hob, double oven, space and plumbing for upright fridge/freezer and space and plumbing for washing machine. Breakfast bar.

### Bedroom 1

10'9" x 10'2" (3.30 x 3.11)

Double glazed window to the front, electric heater.

### Bedroom 2

10'0" x 9'5" (3.07 x 2.89)

Double glazed window to the front, wall mounted electric heater.

### Shower Room

7'7" x 6'6" (2.32 x 2.00)

Obscure double glazed window with low level w.c., wash hand basin and

shower cubicle with electric shower. Tiled walls and vinyl flooring. Heated towel rail and storage.

### Outside

To the front of the property is a pathway leading to the door giving access to the flat.

### Rear Garden

Comprising patio seating area, fenced boundaries and access to the driveway and garage. Storage shed. Outside tap and electric sockets.

### Garage

Up and over door.

### Tenure

Leasehold

999 years from 1975

Ground Rent £10.00 per annum

Maintenance as and when required on a 50/50 basis

### Description

The property offers two generous double bedrooms, a modern shower room, a well-equipped kitchen and a bright, great-sized lounge. Additional benefits include its own private garden and garage. Ideally located within a short walk of Burnham-on-Sea beach and the High Street, with its range of shops, cafés and amenities.

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## Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed north along Berrow Road passing the inland lighthouse on the left hand side. Take the second right turning into Shelley Drive and first left into Coleridge Gardens.

## Material Information

Additional information not previously mentioned

- Mains electric and water
- Water metered or not. Must state.
- 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

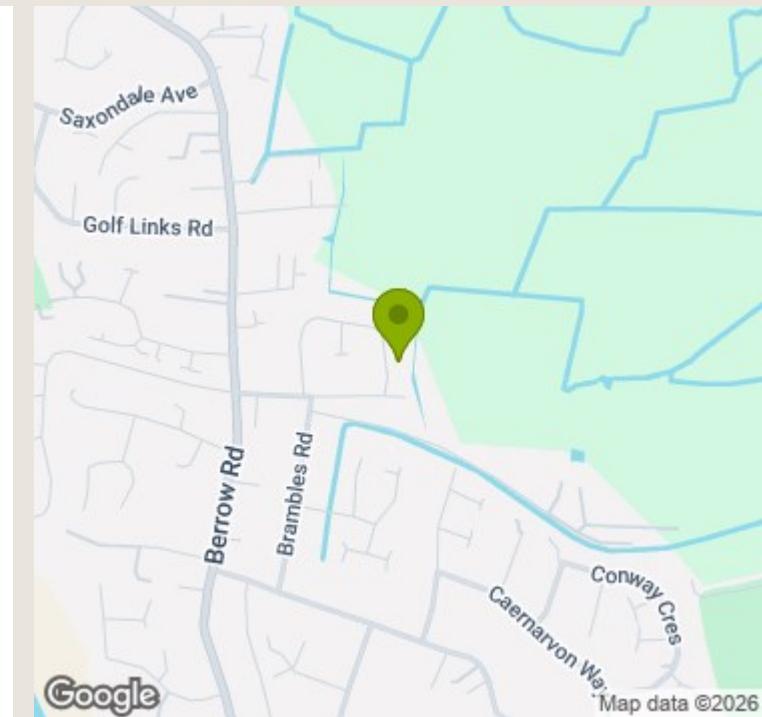
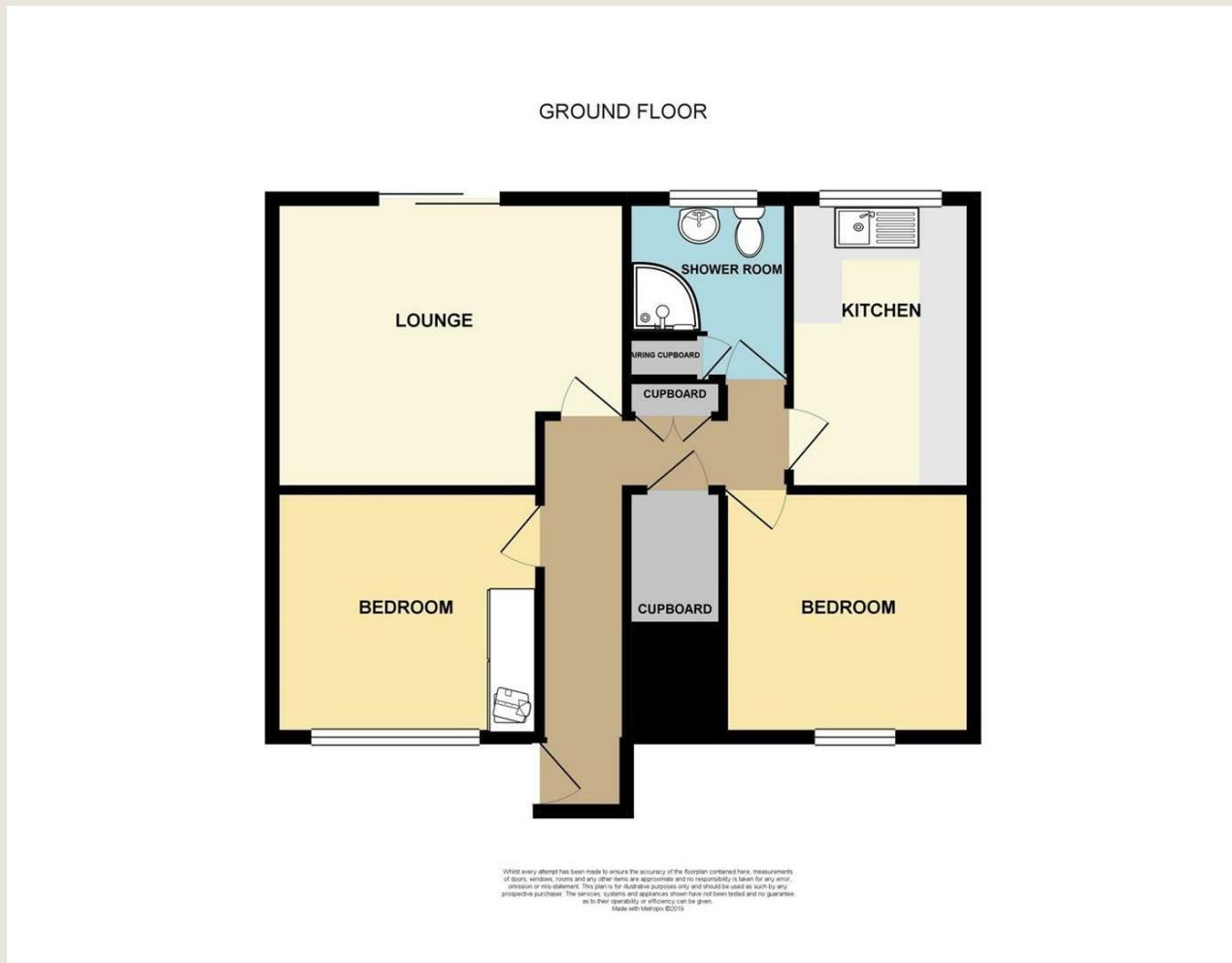
## Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://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](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:  
Allsetsons 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

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Ombudsman