

6 The Gables Allandale Road

Burnham-On-Sea, TA8 2HG

Price £247,500

BERRYMAN'S

PROPERTY DESCRIPTION

Attractive architecturally designed, well appointed ground floor apartment situated in a sought after road within easy access of the town centre and beach.

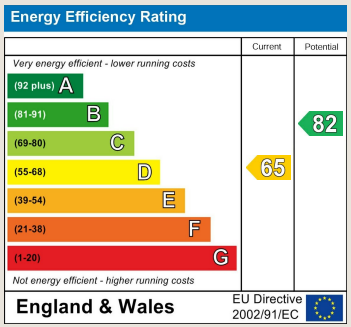
Private entrance door to the entrance hall* open plan lounge/kitchen/dining* two double bedrooms* well appointed shower room* electric heating* double glazed windows* private garden* off street parking*

Local Authority

Somerset Council Tax Band: B

Tenure: Leasehold - Share of Freehold

EPC Rating: D













PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Double glazed door with obscured decorative glazed panels to the:

Entrance Hall

Airing cupboard and tiled floor.

Open Plan Kitchen/Lounge/Dining

24'2" x 10'5" (7.39 x 3.18)

Kitchen Area

Fitted with an attractive range of white units with contrasting worktops to incorporate inset stainless steel one and a quarter drainer sink unit, electric induction hob, eye level cooker/grill, integrated washer/dryer, dishwasher and fridge/freezer. Tiled splashbacks, recessed spotlights, double glazed window to the side and rear. Space for breakfast table and chairs.

Lounge/Dining Area

Wall mounted electric heater, television point, intercom system, tilt and turn patio doors opening to the rear garden.

Bedroom 1

11'8" x 8'11" (3.58 x 2.72)

Electric heater, double glazed window overlooking the garden.

Bedroom 2

11'6" x 8'2" (3.51 x 2.49)

Electric heater and upvc double glazed window.

Shower Room

9'6" x 8'0" (2.90 x 2.44)

Large walk-in shower cubicle with rainhead shower and sliding glazed screen. Close coupled w.c., wall mounted wash hand basin with drawer below, tiled floor, tiled splashbacks, heated towel rail and shaver point.

Outside

Located immediately beside the property bis off street parking for one vehicle and an area of patio garden to the side.

Side gate access to the:

Private Rear Garden

Enclosed with lawn area. Raised borders containing shrubs and bushes.

Agents Note

We understand from the vendor that the property benefits from having a one sixth share of the freehold.

Tenure

Leasehold

125 Years from 1st January 2016.

Maintenance Charge £500.00 per annum payable to The Gables BOS Ltd which includes building insurance.

No ground rent

PROPERTY DESCRIPTION

Description

The property is an attractive two double bedroom ground floor apartment offered in excellent order and benefits from having its own private access door to the entrance hall. There is a good sized open plan lounge/dining/kitchen with the kitchen being beautifully appointed. The property has two double bedrooms and well appointed shower room. There is an off street parking space directly to the side of the flat and there is a courtyard style garden to the front with an enclosed private garden to the rear.

Offered in excellent order throughout.

Directions

From Burnham-on-Sea town centre proceed north along Berrow Road taking a left turn into Allandale Road where the property will be found immediately on the left hand side.

Material Information

Additional information not previously mentioned
Council Tax Band-B
EPC-D

- 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













GROUND FLOOR



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 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, Lyons Bowes Solicitors up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT, Taylor Rose Ltd. up to £210 inc. VAT

BERRYMAN'S

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