



3 Princess Street

Burnham-On-Sea, TA8 1EH

Price £160,000



PROPERTY DESCRIPTION

A well-presented and practical two-bedroom ground floor period flat, situated on the level and ideally located close to local amenities, the seafront, and excellent transport links.

*Communal entrance hall *Entrance hall *Lounge * Kitchen/breakfast room *Two bedrooms *Bathroom *Courtyard garden *Upvc double glazed windows *Must be seen

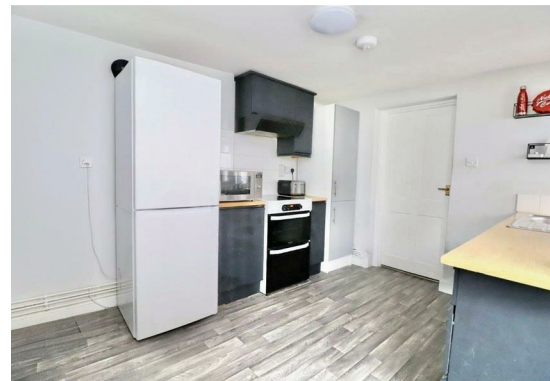
Local Authority

Somerset Council Tax Band: A

Tenure: Leasehold

EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	



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Accommodation (measurements are approximate)

Entrance into communal hallway via Upvc door

Communal Hallway

Entered via a wooden safety door

Entrance Hall

4'1" x 3'2" (1.25 x 0.97)

Lounge

10'8" x 10'3" (3.27 x 3.14)

Upvc double glazed doors to the courtyard garden and double glazed window to rear, log burner and radiator

Kitchen/Breakfast Room

12'0" x 8'11" (3.68 x 2.72)

Upvc double glazed windows to side, matching wall and base units, space for electric oven with tiled splashback and extractor fan over, stainless steel sink with mixer tap over, space and plumbing for washing machine and radiator

Bedroom 1

11'11" x 10'7" (3.65 x 3.25)

Upvc double glazed window to front, radiator and carpet flooring

Bedroom

9'6" x 8'2" (2.92 x 2.51)

Dual aspect Upvc double glazed windows to side and rear

Bathroom

6'0" x 6'0" (1.84 x 1.83)

Comprising of a close coupled WC, hand wash basin, panelled bath with shower over, tiled splashback, tiled flooring, chrome heated towel rail, extractor fan

Outside

The rear courtyard is low maintenance with a brick boundary and access to the lane to the rear. There is potential for parking to the rear (subject to any necessary permissions).

Description

A well-presented and practical two-bedroom ground floor period flat, situated on the level and ideally located close to local amenities, the seafront, and excellent transport links.

The property offers a cosy lounge with log burner, two good-sized bedrooms, bathroom and kitchen/breakfast room. It is in good order throughout and benefits from double glazing and gas central heating, ensuring comfort and efficiency.

Externally, there is a courtyard area with potential for off-street parking (subject to any necessary permissions).

An ideal purchase for first-time buyers or downsizers. Offered with no onward chain, this property must be seen to be appreciated.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street taking the first

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right into Princess Street. Proceed down Princess Street and the property will be found further up the street.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water not metered
- Gas heating
- Mains sewerage
- No flooding in the last 5 years
- Broadband and mobile signal coverage are available in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers use the

Ofcom checkers below:

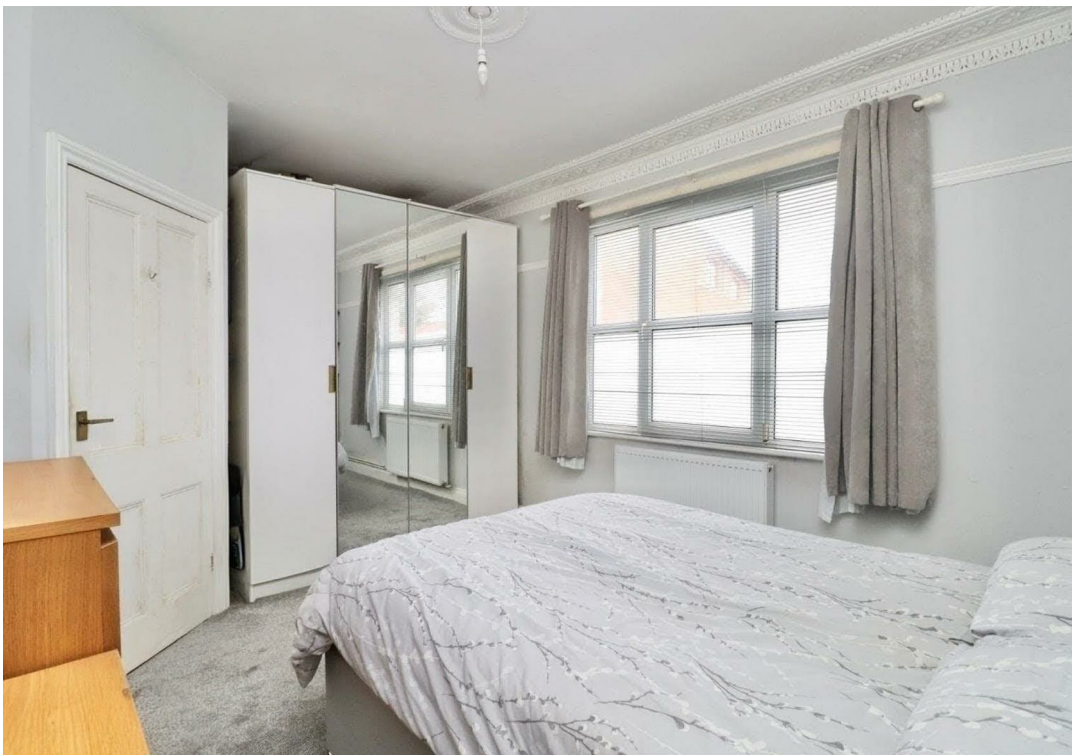
checker.ofcom.org.uk/en-gb/mobile-coverage

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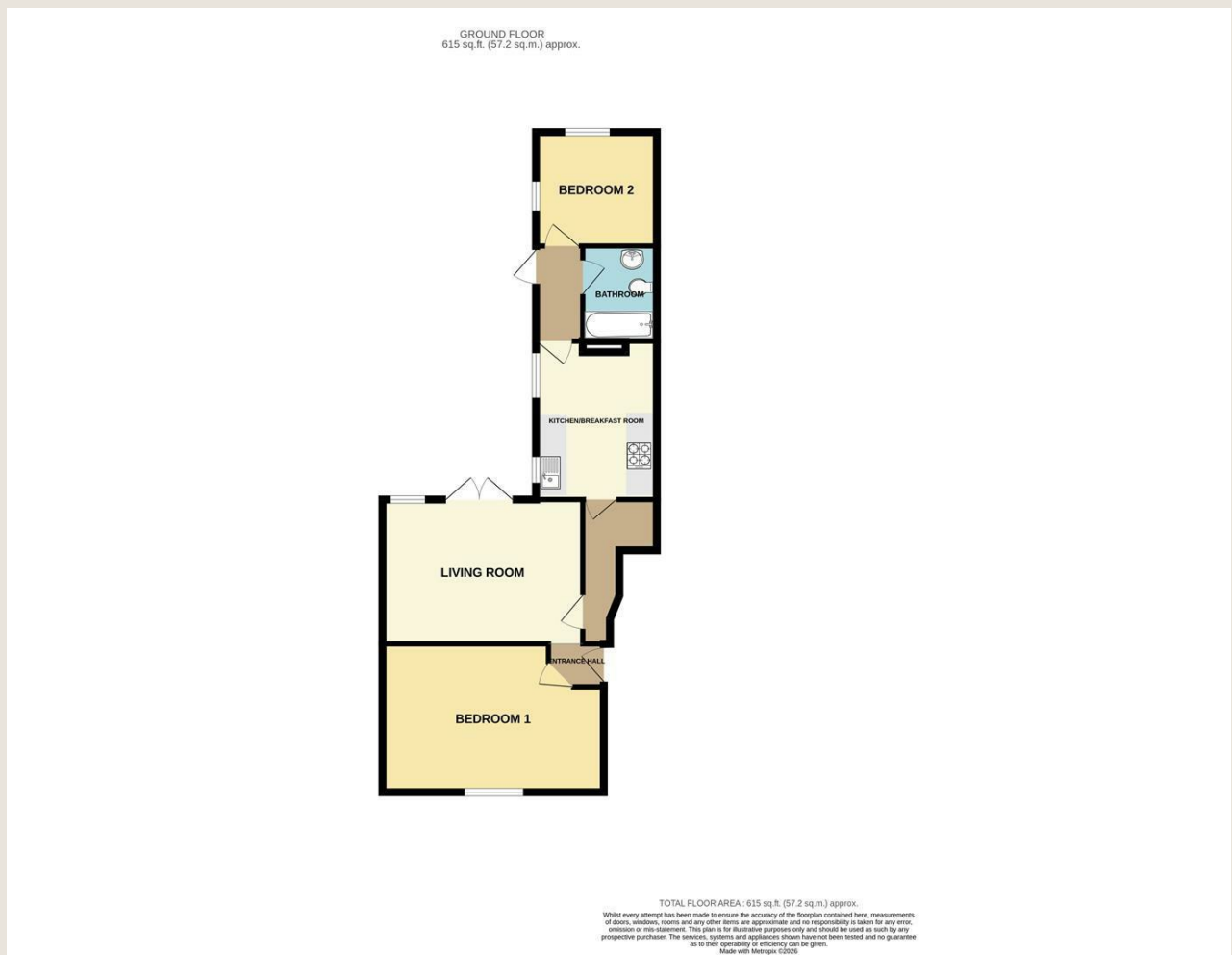
Flood Information:

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

