



57D Berrow Road

Burnham-On-Sea, TA8 2HJ

Price £169,995

 **BERRYMAN'S**

PROPERTY DESCRIPTION

A rare opportunity to acquire this larger-than-average two double bedroom ground floor apartment, ideally situated on Berrow Road and benefiting from its own entrance, garage, parking, and private garden.

Requiring modernisation throughout, the property offers excellent potential for buyers to update and personalise to their own taste.

Entrance hall* Lounge/diner* conservatory* kitchen* two double bedrooms* bathroom* garage* parking* gardens.



Local Authority

Somerset Council Council Tax Band: B

Tenure: Leasehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Entered via Upvc double glazed obscured door

Lobby

4'2" x 3'1" (1.28 x 0.94)

Dual wood glass doors to:

Entrance Hallway

36'3" x 5'8" (11.07 x 1.75)

Laminate flooring, radiator and doors leading to reception rooms

Garage

17'3" x 8'11" (5.26 x 2.74)

Up and over door, storage cupboard and power

W/C

6'7" x 3'7" (2.01 x 1.11)

Upvc double glazed window to side, hand wash basin, close coupled w/c and gas boiler supplying domestic hot water and radiators

Lounge/Diner

20'5" x 17'1" (6.24 x 5.23)

Upvc double glazed window to rear, radiator and laminate flooring. Doorway into:

Conservatory

11'6" x 10'3" (3.51 x 3.14)

Upvc double glazed doors to the garden

Kitchen

11'11" x 7'8" (3.65 x 2.36)

obscured double glazed door to side, double glazed window to rear and side.

The kitchen comprises of matching wall and floor units with laminate worktop, stainless steel sink with mixer tap, space for electric cooker, space and plumbing for washing machine and dishwasher.

Bedroom 1

17'1" x 9'6" (5.23 x 2.92)

Upvc double glazed window to rear, built in wardrobes, radiator and carpeted flooring

Bedroom 2

16'11" x 9'8" (5.17 x 2.95)

upvc double glazed window to rear, radiator and laminate flooring

Bathroom

9'11" x 7'9" (3.03 x 2.37)

Obscured double glazed window to side, hand wash basin, close coupled w/c, panelled bath with shower over, tiled splashback and radiator

Outside

The rear garden comprises of a patio area, shrubs, trees and flowers, stoned area and access to the front via the side gate.

Tenure

Leasehold

PROPERTY DESCRIPTION

999 Years from 24th June 1992

Ground Rent - £5 per annum

Service Charge paid as and when needed for maintenance between the two flats. Buildings insurance split 50/50

Description

Upon entering, you are welcomed by a spacious hallway that spans the depth of the property, creating an immediate sense of space. From here, doors lead to the accommodation, which comprises a generous lounge/diner with a conservatory off, a kitchen/breakfast room, a family bathroom, a separate WC, two double bedrooms, a useful storage room, and internal access to the garage.

Externally, the property enjoys a level garden featuring a variety of mature trees, shrubs, and bushes, providing a pleasant outdoor space. A side gate offers convenient access to the front of the property, where there is off-street parking.

This is a fantastic opportunity to create a superb home in a sought-after location.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed out along the Berrow Road. No.57 will be found on the left hand side.

Material Information

Additional information not previously mentioned

Council Tax Band-B

EPC-D

- Mains electric, gas and water
- Water not metered
- Gas central 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 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

