



The Saltings South Esplanade

Burnham-On-Sea, TA8 1BU

Offers In Excess Of £400,000



PROPERTY DESCRIPTION

We are delighted to offer an exceptionally rare opportunity to purchase a detached house located on Burnham-On-Sea Seafront.

The property requires modernisation and offers a superb opportunity for an individual to create their own 'Grand Design'.

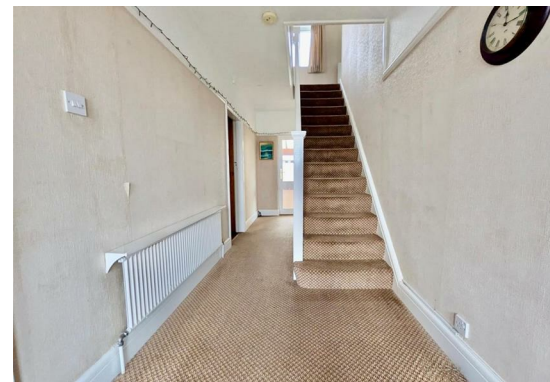
Entrance porch*entrance hall*loung* dining room*kitchen*utility/shower room*garden room with cloakroom and store off*four first floor bedrooms*bathroom*seperate w.c*large garage/workshop 'with potenital'*off street parking for numerous vehicles*seafront location*great potential *must be seen.

Local Authority

Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating: F



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		32	
(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)

Wooden door with glazed insert with matching side panel opens to:

Entrance Porch

6'2" x 2'9" (1.88 x 0.84)

Further mutli pane door with matching side panels to:

Entrance Hall

19'5" x 5'10" (5.94 x 1.79)

Stairs rising to first floor, under stairs storage cupboard.

Lounge

16'0" x 8'5" (4.88 x 2.58)

Electric fire with display surround.

Dining Room

16'0" x 12'0" (4.88 x 3.66)

Recessed electric fire with display surround.

Kitchen

11'8" x 9'8" (3.58 x 2.97)

Fitted with a range of wall and floor units with two drainer sink units built in double oven, gas hob, floor standing gas boiler supplying domestic hot water radiators, space for fridge/freezer, window to side and rear.

Utility/Shower Room

11'8" x 8'0" (3.58 x 2.46)

Fitted with a range of base units, plumbing for automatic washing machine, side access shower.

Garden Room/Rear Porch

15'10" x 5'8" maximum (4.83 x 1.75 maximum)

Part wooden/part glazed construction, part glazed door to outside. Access to: cloakroom,

low level w.c, upvc double glazed window to side with adjoining storage cupboard.

First Floor Landing

Part galleried landing, two upvc double glazed windows to rear.

Bedroom

16'6" x 12'0" (5.03 x 3.66)

Bay window to front with superb coastal aspect.

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Bay window to front with superb coastal aspect.

Bedroom

12'0" x 10'0" (3.66 x 3.05)

Upvc double glazed window to rear, fitted wardrobes, airing cupboard, upvc double glazed window to rear.

Bedroom

8'7" x 6'2" (2.64 x 1.88)

Window to front with superb coastal aspect.

Bathroom

11'8" x 4'7" (3.58 x 1.42)

Comprising panelled bath, pedestal wash hand basin, heated towel rail upvc double glazed obscured window to side, storage cupboard, shaver point, access to roof space.

Seperate W.C

Comprising close coupled w.c, upvc double glazed obscured window to side.

Outside

To the front of the property there is an area of off street parking for two vehicles with a boundary wall opening to a pedestrian path to the front door, to the right hand side is a

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driveway offering off street parking for numerous vehicles and leads to the front garden area which is laid for ease of maintenance.

Rear Garden

Where there is a large garage/workshop.

Garage Area

19'8" x 16'4" (6.00 x 4.98)

With roller door, light and power.

Workshop 1

9'4" x 8'7" (2.87 x 2.64)

Power and light, up and over door.

Workshop 2

10'2" x 8'2" (3.12 x 2.5)

Up and over door, power and light.

This building offers great potential for numerous alternative uses, with the potential to provide annexe accomodation, air bnb etc should it be required. (Subject to any neccasary consents)

Description

We are delighted to offer this exceptionally rare opportunity to purchase a detached house situated on Burnham-On-Sea Seafront. The property is in need of modernisation and offers great potential for an individual to create their own 'Grand Design'.

The property offers huge potential to be extended and re configured to maximise the coastal views should it be required (Subject to any necessary consents). The property also benefits form having a large detached garage/workshop located to the rear of the property that has great potential for numerous alternative uses. Opportunities of this

type rarely become available. An early application to view is strongly recommended by the Vendors selling agents.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street taking the second turning right into College Street. Proceed across the High Street and onto the sea front. Take a left turn onto the Esplanade passing B & M supermarket and the property will be found a little further along on the left.

Material Information

Additional information not previously mentioned

Council Tax Band-E

EPC-F

- Mains electric, gas and water
- Water metered
- Gas central 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:

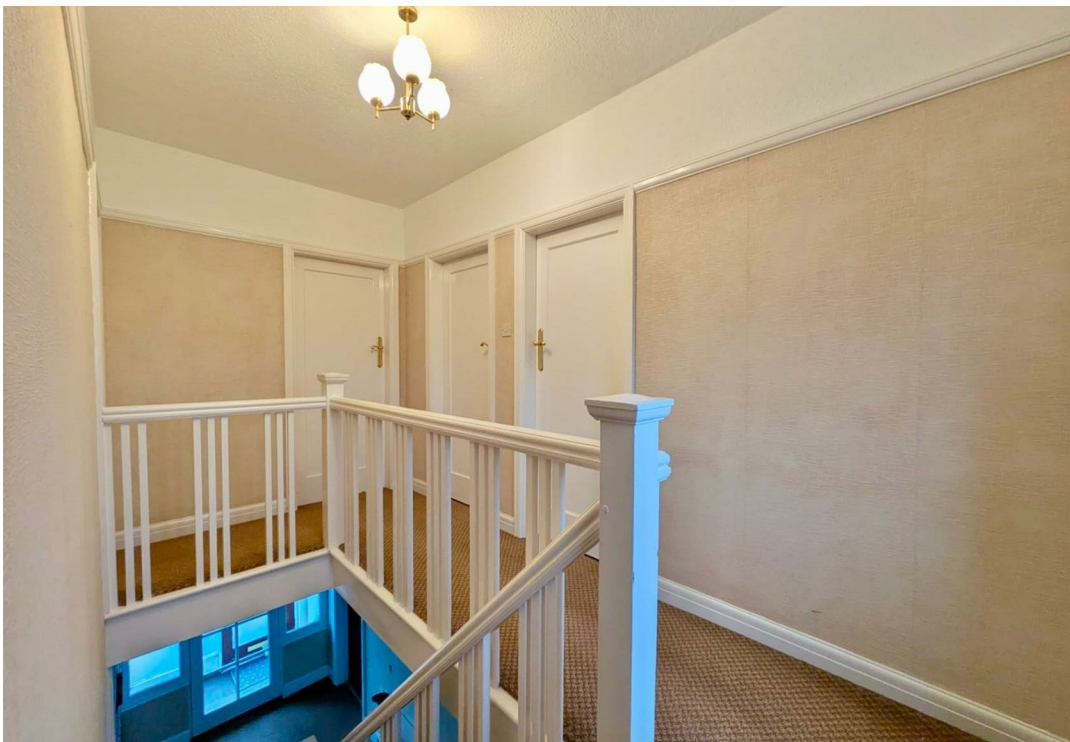
checker.ofcom.org.uk/en-gb/mobile-coverage

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

