



17 Homelane House Rectory Road

Burnham-On-Sea, TA8 2BX

Price £56,950



# PROPERTY DESCRIPTION

A first floor purpose built retirement apartment situated in a sought after complex offered in excellent order throughout.

Communal entrance hall\* stairs and lift access to all floors\* entrance hall\* lounge/diner\* well appointed kitchen\* double bedroom\* upgraded shower room\* communal gardens\* residents lounge\* communal laundry\* residents car park.

## Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	84
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Entrance door with security entry door system to the communal hallway.

Stairs and lift access to all floors.

### Entrance Hall

Built in airing cupboard with hot water tank.

### Lounge/Diner

17'5" x 10'7" (5.33 x 3.25)

Television point, intercom, double glazed window, feature coal effect remote control fire with shelf over and archway through to the:

### Kitchen

7'4" x 5'4" (2.24 x 1.65)

Recently upgraded with an attractive range of wall and floor units, sink unit, electric cooker point, extractor fan, double glazed window to the side.

### Bedroom

11'6" x 8'9" (3.51 x 2.67)

Television point, double glazed window and built in double wardrobe with hanging and shelving space.

### Shower Room

6'7" x 5'4" (2.03 x 1.63)

Recently upgraded with attractive suite comprising large shower cubicle with shower, pedestal wash hand basin with cupboard under, close coupled w.c., electric wall heater, extractor fan.

### Tenure

Leasehold

Maintenance Charge £2633.66 per annum payable to First Port Retirement Property Services

Ground Rent £445.06 per annum

Lease Term 99 years from 1984

## Description

Opportunity to purchase a well presented first floor retirement flat offered in good order throughout.

Homelane House is situated within close proximity of Burnham-on-Sea town centre and sea front and the complex offers a range of facilities for residents including the communal lounge with various weekly events for residents, communal laundry, communal gardens and communal parking. There is also a chargeable guest suite available.

The flat has been upgraded and improved with the benefit of a well appointed kitchen and shower room.

## Directions

Proceed out of the town of Burnham-on-Sea along the Berrow Road taking the second right into Rectory Road. Homelane House will be found on the left hand side.

## Material Information

Additional information not previously mentioned

- Mains electric and water
- Water not metered
- Electric 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](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)

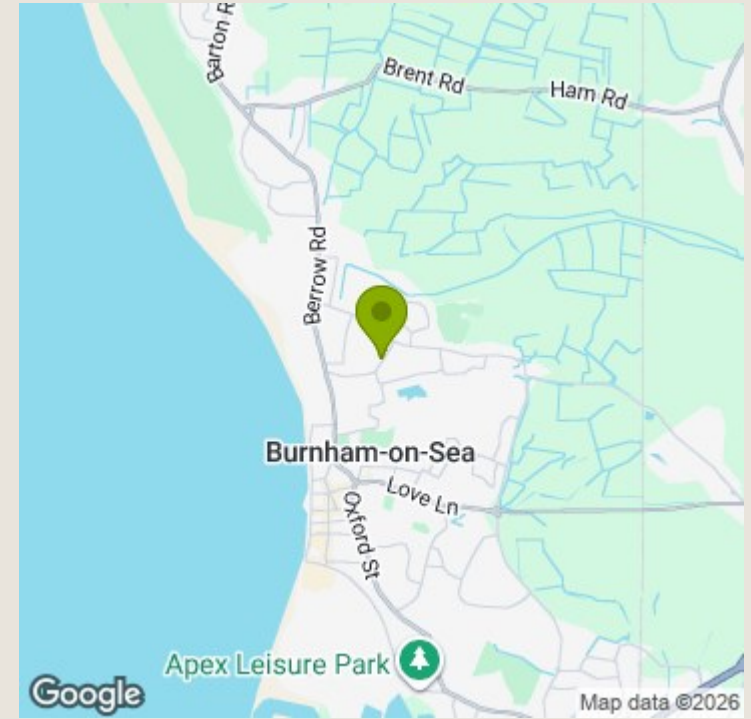
Flood Information:

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

17 HOMELANE HOUSE



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 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.
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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

