



Flat 3, 109 Berrow Road

Burnham-On-Sea, TA8 2PG

Price £126,950



PROPERTY DESCRIPTION

Ideal investment opportunity or first time purchase. Two bedroom first floor flat with Mezzanine level.

*First floor flat *Mezzanine level *Kitchen *Lounge *2 bedrooms *Shower room
*Parking *Upvc double glazed windows

Local Authority

Somerset Council Council Tax Band: B

Tenure: Leasehold

EPC Rating: D



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		64	68
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (measurements are approximate)

Wooden entrance door to the communal entrance hall with entry phone system. Stairs to the first floor landing with wooden door giving access to the:

Entrance Hall

Lounge/Diner

17'10" x 12'6" (5.44m" x 3.81m")

Feature vaulted ceiling with contemporary style spotlights and wall lights. Two Upvc double glazed windows to the side, television point, central heating thermostat and spiral staircase rising to the:

Kitchen/Breakfast room

10'11" x 10'0" (3.35 x 3.05)

Fitted with an attractive range of wall and floor units to incorporate single drainer and a half bowl sink unit with mixer tap, space for fridge and freezer, plumbing for automatic washing machine, integrated electric oven, four ring gas hob and matching extractor hood. Wall mounted combination gas boiler supplying domestic hot water and radiators. Two double glazed Velux windows.

Bedroom 1

10'0" x 9'7" (3.07 x 2.94)

Dual aspect Upvc double glazed window overlooking the side.

Bedroom 2

10'9" x 7'10" (3.30 x 2.41)

Upvc double glazed window to the rear.

Shower room

5'8" x 5'3" (1.73 x 1.62)

Fitted with a shower cubicle, pedestal wash hand basin and close coupled w.c. Tiled splash-backs, extractor fan, ladder style towel rail and Upvc double glazed obscured window.

Outside

Allocated parking space. Dustbin area and drying area.

Tenure

Leasehold - 984 years Remaining

Management charge of £367.85 per quarter (£1,471.40)

We would advise any prospective purchasers to obtain confirmation of the lease before proceeding.

Description

This first floor flat briefly comprises entrance hall, lounge with vaulted ceiling with spiral staircase rising to well appointed kitchen/breakfast room with two double bedrooms and shower room. The property further benefits from off street parking.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Berrow Road in a northerly direction where the property will be found on the left hand side just before the access to Golf Links Road.

Material information

Additional information not previously mentioned

- Mains electric, gas and water
- Water 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

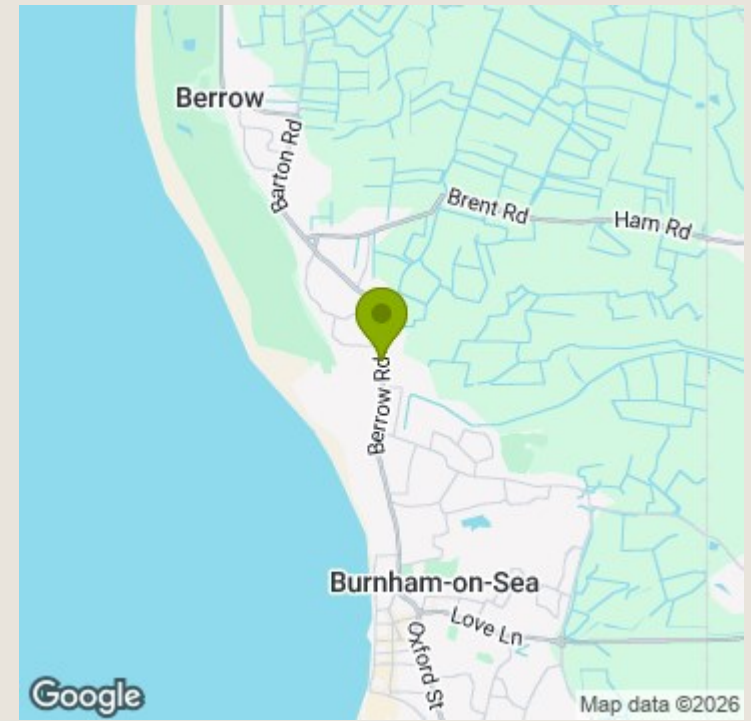
Ofcom checkers below:

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 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

