



6 Churchlands Court Myrtle Drive

Burnham-On-Sea, TA8 2HB

Offers In Excess Of £150,000



PROPERTY DESCRIPTION

Ideally situated within easy walking distance of both the seafront and town centre, this immaculate two-bedroom first floor flat offers the perfect combination of coastal living and everyday convenience. The property is ideally positioned for those seeking a low maintenance property in a central and convenient location.

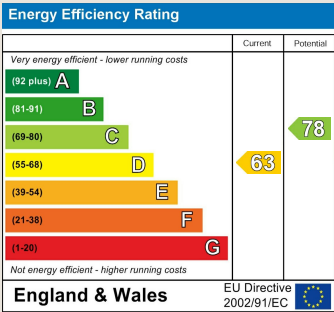
*Entrance hall *Electric stair lift *Hallway *Lounge/dining room *Kitchen *Shower room *2 bedrooms *Electric heating *Electric shower Designated parking

Local Authority

Somerset Council Council Tax Band: B

Tenure: Leasehold

EPC Rating: D



PROPERTY DESCRIPTION

Accommodation (measurements are approximgate)

Entrance

Part obscured Upvc double glazed door to:

Entrance hallway

Stairs leading to the apartment. Featuring an electric stair lift

Entrance to apartment

Wooden fire door into:

Hallway

Lounge/dining area

16'0" x 10'5" (4.9 x 3.18)

Upvc double glazed windows to rear, built in cupboard that contains the water heater, power points, carpets, electric heating and doorway to:

Kitchen

6'4" x 12'3" (1.94 x 3.75)

Upvc double glazed window to rear, space for upright fridge/freezer, plumbing for automatic washing machine. matching wall and floor units, stainless steel sink with mixer tap over, metro styled tiled splash-back, vinyl flooring, Siemens oven, electric hob and extractor over

Bedroom 1

9'11" x 11'1" (3.03 x 3.40)

Double glazed window to front, electric heater, carpet and wall sockets

Bedroom 2

7'10" x 10'11" (2.41 x 3.34)

Double glazed window to front, electric heater and wall sockets

Shower room

5'6" x 6'9" (1.69 x 2.07)

Obscured double glazed window to side, hand wash basin, close coupled w/c, shower cubicle with electric shower, floor to ceiling tiles, heated towel rail and vinyl flooring

Description

The well-proportioned accommodation comprises of a bright and welcoming lounge, modern refitted kitchen, two good-sized bedrooms and stylish shower room. This flat has been thoughtfully updated throughout, including new internal doors and carpets, brand new electric radiators and an upgraded water tank for improved energy efficiency. Additional features include double glazing, electric heating, and the convenience of a stair lift (included within the sale) from the ground floor, making access easy for all. Externally, the property benefits from an attractive communal garden and grounds, and an allocated parking space. A true turnkey home, ready to move into — ideal for first-time buyers, downsizers, or as a lock-up-and-leave seaside retreat.

Directions

From the M5 motorway junction 22 proceed into Burnham-on-Sea crossing the roundabout beside Tesco supermarket onto Love Lane. Proceed down Love Lane to the next roundabout beside the Esso service station. Proceed in a northerly direction along Manor Road which in turn becomes Berrow Road and Myrtle Drive will be found on the left hand side opposite Manor Gardens.

Tenure

Tenure: Leasehold

Ground rent: N/A

Service charge: £1,150 per annum

Material information

Additional information not previously mentioned

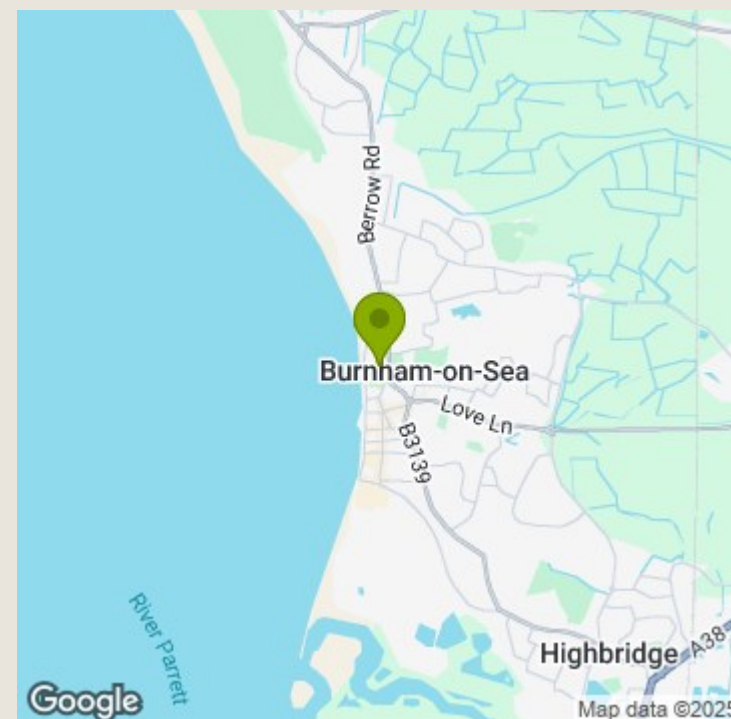
- Mains electric and water
- Electric heaters
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

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



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. Berryman's 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

