



15 Priory Gardens

Burnham-On-Sea, TA8 1QW

Price £145,000



# PROPERTY DESCRIPTION

An attractive purpose-built first floor, two-bedroom retirement apartment, ideally situated within a stone's throw of the town centre and beach, close to all local amenities and offered with no onward chain.

Kitchen\* lounge/dining room\* two bedrooms\* shower room\* electric heating\* upvc double glazed windows\*

## Local Authority

Somerset Council Council Tax Band: B

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>		69	75
(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	

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## Accommodation (Measurements are approximate)

Upvc double glazed door to the:

### Entrance Hall

7'1" x 4'0" (2.18 x 1.22)

Night storage heater, airing cupboard.

### Living/Dining Room

16'5" x 11'3" (5.02 x 3.45)

Double glazed window to the front, television point, wall mounted electric heater, feature electric fireplace.

### Kitchen

8'4" x 7'4" (2.55 x 2.26)

Double glazed window to the front with a range of matching wall and base units with laminate worktop. Space for electric oven, space for upright fridge/freezer, space and plumbing for washing machine, stainless steel sink unit, tiled splashbacks and laminate flooring.

### Bedroom 1

13'4" x 9'10" (4.07 x 3.00)

Double glazed window to the rear, built in wardrobes.

### Bedroom 2

6'6" x 10'0" (1.99 x 3.06)

Double glazed window to the rear, wall mounted electric heater.

### Shower Room

7'9" x 4'11" (2.37 x 1.51)

Toilet, wash hand basin and shower with electric shower, floor to ceiling tiles, tiled splashback areas, laminate flooring and heated towel rail. Wall mounted heater and extractor fan. Electric shaver point.

### Outside

Communal gardens and parking.

### Tenure

Leasehold

125 years from 1988

Maintenance Charge £2881.56 per year payable £240.13 per month

Ground Rent £50 per year

Owners to be over 55 years of age.

## Description

Accessed via a secure communal entrance with entry system, the property benefits from both stairs and a stairlift rising to the first floor, where a private entrance door leads into the apartment.

The lounge is a comfortable and inviting space, featuring a good-sized double glazed window to the front and a feature electric fireplace. The fitted kitchen, located just off the dining area, offers a good range of storage cupboards including a tall larder unit, along with space for a washing machine, cooker, and fridge/freezer.

The shower room is fitted with a modern suite.

There are two bedrooms, with the principal bedroom benefiting from a fitted range of wardrobes and drawers.

Externally, the property is set within well-maintained communal gardens, mainly laid to lawn and complemented by a variety of established bushes and shrubs. Additional features include a nearby manager's office and a communal clothes drying area.

Please note, this development is subject to an age restriction, with purchasers required to be 55 years or over.

## Material Information

Additional information not previously mentioned

- Mains electric and water
- Water not metered
- Heating electric room heating
- Mains Drainage
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

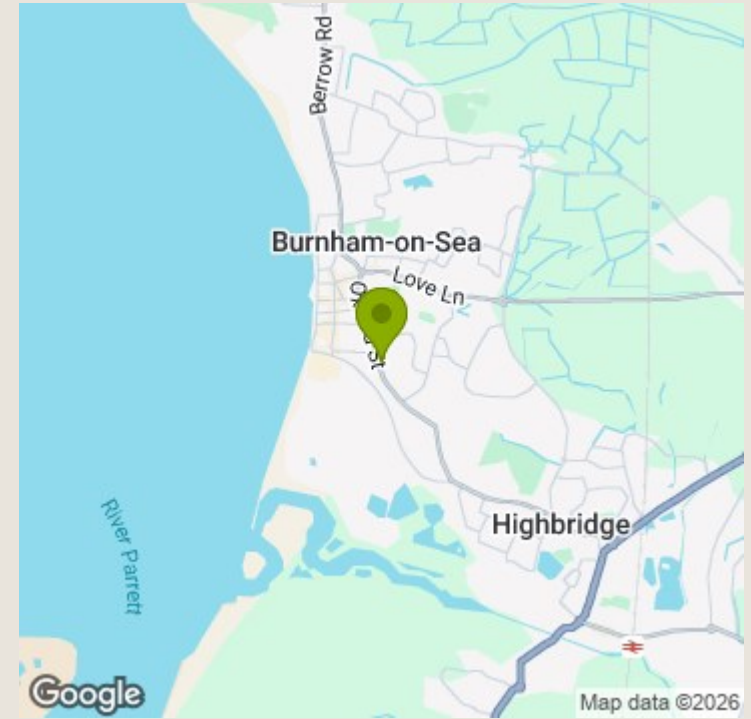
For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

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

