



Flat 1, 87 Oxford Street

Burnham-On-Sea, TA8 1EW

Price £139,500

 BERRYMAN'S<sup>®</sup>

# PROPERTY DESCRIPTION

An opportunity to purchase a two bedroom ground floor flat with private courtyard garden and designated off street parking for one vehicle situated within a short walk of Burnham-on-Sea town centre and sea front.

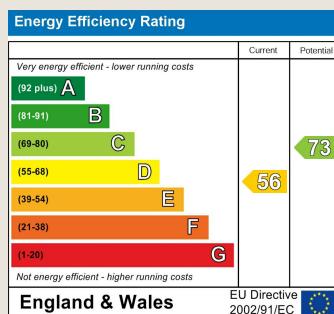
Communal entrance hall\* entrance hall\* lounge\* kitchen\* bathroom\* two bedrooms\* courtyard garden\* parking.

## Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold - Share of Freehold

EPC Rating: D



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Entrance door to the:

### Entrance Hall

### Lounge/Diner

18'10 x 10'7 (5.74m x 3.23m)

Upvc double glazed French doors opening to the rear courtyard. Further upvc double glazed window to the rear. Built in fridge and freezer and night storage heater.

### Kitchen

7'10 x 7'2 (2.39m x 2.18m)

Fitted with a range of wall and floor units to include integrated electric oven, hob, extractor fan, single drainer sink unit and plumbing for automatic washing machine. Upvc double glazed window to the side, tiled floor and upvc double glazed door to outside.

### Bedroom 1

13'3 x 7'2 (4.04m x 2.18m)

Upvc double glazed window to the front. Night storage heater.

### Bedroom 2

13'3 x 7'2 (4.04m x 2.18m)

Upvc double glazed window to the front and night storage heater.

### Bathroom

Comprising panelled bath, pedestal wash hand basin and close coupled w.c. Electric shower over the bath, extractor fan, tiled walls and upvc double glazed windows to the side and rear. Electric wall heater.

### Outside

To the rear of the property is an enclosed courtyard garden with gateway giving access to the rear of the property where there is designated off street parking for one vehicle.

### Tenure

Leasehold

999 years

Each flat to retain one third of the Freehold.

Charges payable as and when required.

### Description

This two bedroom ground floor flat occupies the whole of the ground floor of this three storey terraced house situated within a short walk of Burnham-on-Sea town centre and sea front having its own private courtyard garden and

designated off street parking.

The property briefly comprises entrance hall, good size lounge/diner with access doors to the rear courtyard garden, well appointed kitchen, two double bedrooms and bathroom. The property benefits from electric heating, courtyard style garden and off street parking.

The property would be ideal for investment with a potential rental income of £800.00 per calendar month.

### Directions

From the M5 junction 22 at Edithmead proceed into Burnham-on-Sea along The Queens Driveway. Proceed across the roundabout beside Tesco supermarket and at the next roundabout at the junction of Love Lane and Oxford Street beside the Esso garage proceed into Oxford Street and the property will be found on the left hand side.

### Material Information

Additional information not previously mentioned

- Mains electric and water
- Water metered
- Electric room 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)

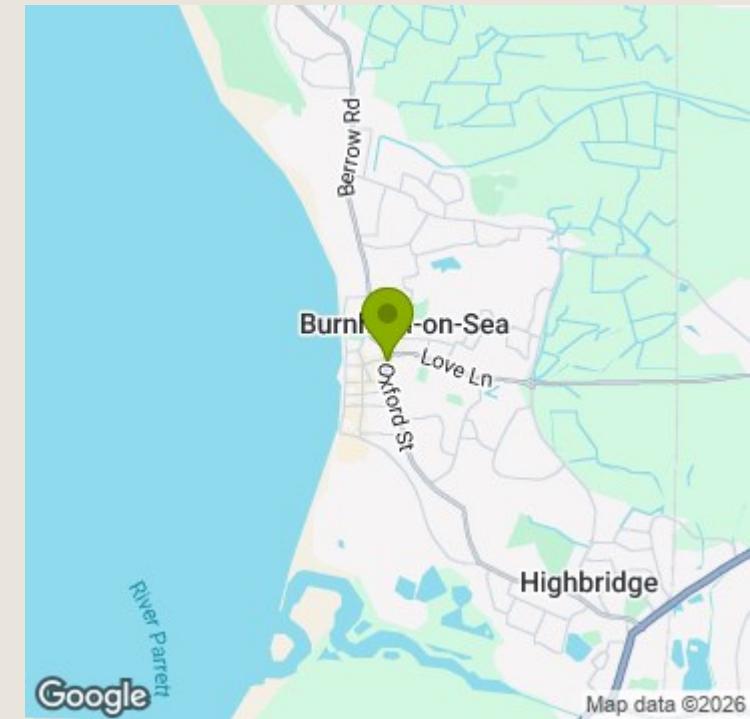
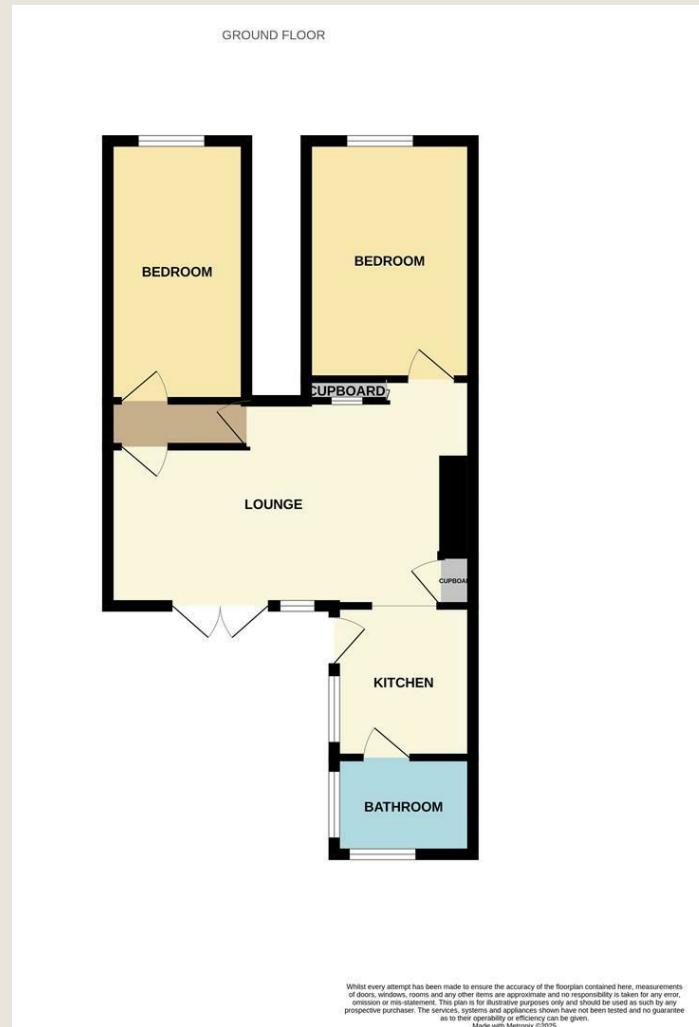
[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

### Flood Information:

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

### Agents Note

Kitchen/bathroom extension of single brick construction.



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. Berryman's Estate Agents may make the following referrals and in exchange receive an introduction fee:  
Alletons 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