



Flat 3, 17 Golf Links Road

Burnham On Sea, TA8 2PW

Price £109,950



PROPERTY DESCRIPTION

A well proportioned one bedroom ground floor flat situated in a sought after location to the North of Burnham-on-Sea in need of some upgrading

Communal entrance hall* L shaped lounge/Dining room* Kitchen/Breakfast room* Generous double bedroom* Large bathroom* Gas Central Heating* Upvc Double Glazing* Upgraded electric consumer unit* Parking Space* No onward chain*

Local Authority

Somerset Council Tax Band: A

Tenure: Leasehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation

Door to:

Communal Entrance Hall

Door to:

Lounge/Diner (L Shaped)

Lounge Area

14'0" x 10'7" (4.28 x 3.24)

Feature fire surround, picture window to side and storage cupboard

Dining Area

7'0" x 6'6" (2.14 x 1.99)

Kitchen/Breakfast Room

10'6" x 9'1" (3.21 x 2.77)

Fitted with a range of wall and floor units to incorporate a single bowl/drainage unit, integrated oven and hob, space for fridge/freezer, space and plumbing for automatic washing machine, large picture Upvc double glazed window to side

Bedroom

14'0" x 10'7" (4.28 x 3.25)

Upvc double glazed windows to either side. Door to:

Bathroom

10'5" x 9'1" (3.19 x 2.77)

Comprising of a panelled bath with shower over, close coupled wc, bidet, pedestal hand wash basin, storage cupboard, gas boiler supplying domestic hot water and radiators, two Upvc double glazed obscured windows to front and side

Outside

Parking space + visitors parking and communal gardens

Tenure

Leasehold: 999 years from 1st June 1985

Peppercorn ground rent.

Service charge: £60.00 per month, payable to the management company

Description

This deceptively sized ground floor flat offers 56m² of living space briefly comprising of a good size lounge/dining room, generously sized kitchen/breakfast room, large bedroom and bathroom. The property is in need of modernisation and improvement and offers great potential to be reconfigured to create a two bedroom flat (should it be required). Offered with the benefit of gas central heating, upgraded electrical consumer unit, Upvc double glazing, and no onward chain, an early application to view is highly recommended by the vendors selling agents.

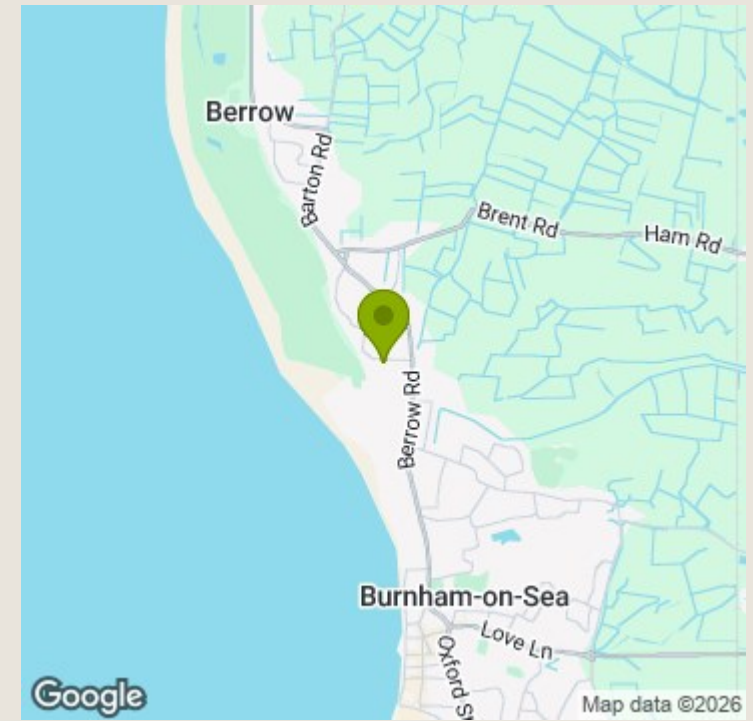
Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed in a northerly direction along Berrow Road passing the inland lighthouse on the left hand side. Take a left turn into Golf Links Road. Proceed down Golf Links Road where the property will be found on the left hand side.

Material Information:

Council Tax Band- A

EPC- D



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

