



Churchlands Court Myrtle Drive

Burnham-On-Sea, TA8 2HB

Offers In Excess Of £110,000



# PROPERTY DESCRIPTION

An opportunity to purchase a two-bedroom, purpose built ground floor flat, requiring refurbishment throughout and situated in a convenient, level location, within walking distance of Burnham town centre and sea front.

Communal entrance hall\* Lounge\* Kitchen\* Two bedrooms\* Bathroom\* Electric heating\* Double glazing\* Allocated parking space\*

## Local Authority

Somerset Council Council Tax Band: B

Tenure: Leasehold

EPC Rating: D



| Energy Efficiency Rating                    |           |
|---|-----------|
|   | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) <b>A</b>                          |           |
| (81-91) <b>B</b>                            |           |
| (69-80) <b>C</b>                            | 76        |
| (55-68) <b>D</b>                            | 58        |
| (39-54) <b>E</b>                            |           |
| (21-38) <b>F</b>                            |           |
| (1-20) <b>G</b>                             |           |
| Not energy efficient - higher running costs |           |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |

# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Double glazed entrance door with obscure glazed panels to the communal entrance hall. Door to:

### Lounge

15'10" x 9'10" (4.84 x 3.01)

Wooden fireplace surround with inset electric fire, two double glazed windows overlooking the front, night storage heater and airing cupboard with hot water tank and shelving. Door to the:

### Kitchen

11'9" x 6'0" (3.60 x 1.85)

Fitted with a range of white wooden fronted units comprising base cupboards and drawers and matching wall mounted cupboards. Single drainer sink unit with mixer tap, four ring electric hob, electric oven, worktop surfaces and space for washing machine. Space for fridge/freezer, tiled floor and tiled splashbacks. Wall mounted electric convector heater and double glazed window overlooking the front.

### Inner Hall

#### Bedroom 1

10'6" x 7'5" (3.21 x 2.28)

Wall mounted electric convector heater, double glazed window to the rear.

#### Bedroom 2

10'2" x 9'6" (3.12 x 2.90)

Wall mounted electric convector heater and double glazed window overlooking the rear.

### Bathroom

6'3" x 5'0" (1.93 x 1.54)

Comprising panelled bath with wall mounted shower over, pedestal wash hand basin and low level w.c. Tiled splashbacks and obscured double glazed window.

### Outside

To the front of the property there is an allocated numbered parking space for one vehicle.

### Tenure

Leasehold

999 years from 2017

Service Charge £1,320.00 per annum payable to Saxons block Management.

### Description

This purpose-built, ground floor flat is situated within level walking distance of Burnham High Street shopping facilities and sea front beyond.

Requiring refurbishment throughout and giving purchasers the opportunity to add their own stamp, the accommodation briefly comprises; Communal entrance hall, lounge with two windows overlooking the front, kitchen with ample cupboard space, two bedrooms and bathroom.

The property also benefits from an allocated, numbered parking space to the front and there is also a visitors parking space.

### Directions

From the Esso Garage at the top of Love lane, proceed in a northerly direction onto Manor Road into Berrow Road. Take the second turning left into Myrtle Drive and first left into Churchlands Court bear right where number 10 can be found on the right hand side.

### Material Information

Additional information not previously mentioned

- Mains electric and water
- Water metered
- Electric room heating
- Mains drainage
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

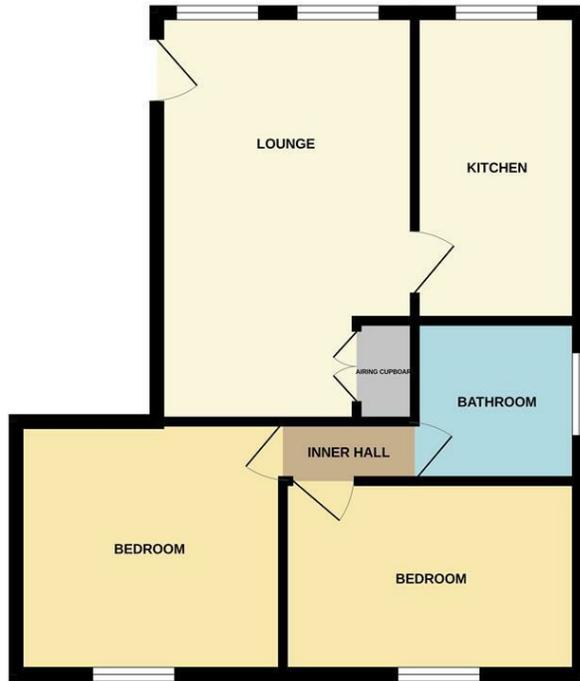
For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

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

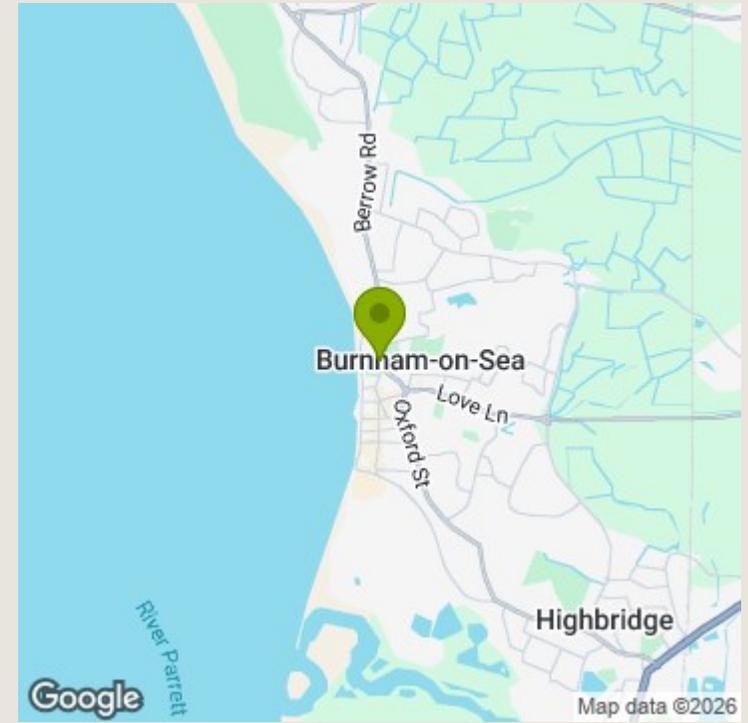
[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR TEAM

**01278 793700**

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### 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.
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