



55A High Street

Burnham-On-Sea, TA8 1PD

Price £95,000

 **BERRYMAN'S**

PROPERTY DESCRIPTION

An opportunity to purchase a two bedroom, first floor flat, situated in Burnham on Sea High Street and close to the sea front.

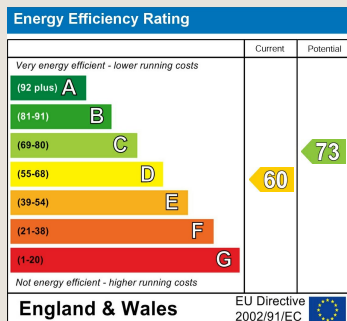
Entrance door to stairs* Utility room* Kitchen* Inner hallway* Dual aspect lounge*
Two bedrooms* Shower room* Gas central heating* Double glazing* In need of updating.

Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating: D



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Double glazed entrance door to:

Entrance Vestibule

With stairs rising to the first floor with double glazed window. Door to the:

Utility Room

9'2" x 7'4" (2.80 x 2.25)

With double glazed window overlooking the side, radiator, two worktops with space under for appliances. Small built in cupboard and door to the:

Kitchen

5'6" x 5'5" (1.69 x 1.67)

With a range of white fronted base cupboards and drawers and matching wall mounted cupboards. Worktop with inset stainless steel sink unit, space for cooker, wall mounted Potterton gas fired boiler.

Inner Hall

Sliding door from the utility room. Radiator. Multi pane glazed door to the:

Lounge

11'10" maximum x 11'5" (3.62 maximum x 3.50)

Fireplace surround with tiled hearth, radiator, dual aspect double glazed windows overlooking the front and side.

Bedroom 1

10'11" x 9'1" (3.35 x 2.78)

Radiator, double glazed window overlooking the side, access to roof space.

Bedroom 2

6'7" x 5'11" (2.03 x 1.81)

Window, radiator and small built in cupboard.

Shower Room

6'0" x 5'8" (1.84 x 1.73)

Corner shower cubicle with wall mounted shower, pedestal wash hand basin and low level w.c. Radiator and obscure double glazed window.

Tenure

Leasehold

2000 years from 3rd September 1963

Peppercorn Ground Rent

Service Charge - There is no cross-liability between the flat and the downstairs shop (being the only adjoining property), formal or informal.

Description

Situated on Burnham High Street, and so highly convenient for all town centre facilities and beach, this two bedroom, first floor flat offers great potential as a home or buy to let investment.

Whilst requiring updating, the first floor accommodation briefly comprises: Entrance door (from Cross Street), stairs to the first floor where you enter a room that is currently a utility area with door to an internal kitchen. The inner hall gives access to all other rooms including a spacious, dual aspect lounge which overlooks the front and side, two bedrooms and a shower

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room.

The property is gas centrally heated and double glazed.

Directions

From the Esso service station at the top of Love Lane, turn left onto Oxford Street and third right into College Street. Turn left at the T junction onto the High Street where the flat is located with its entrance door off Cross Street.

Material Information

Additional information not previously mentioned

Council Tax Band-A

EPC-D

- Mains electric, gas and water
- Water not metered
- Gas central 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

checker.ofcom.org.uk/en-gb/broadband-coverage

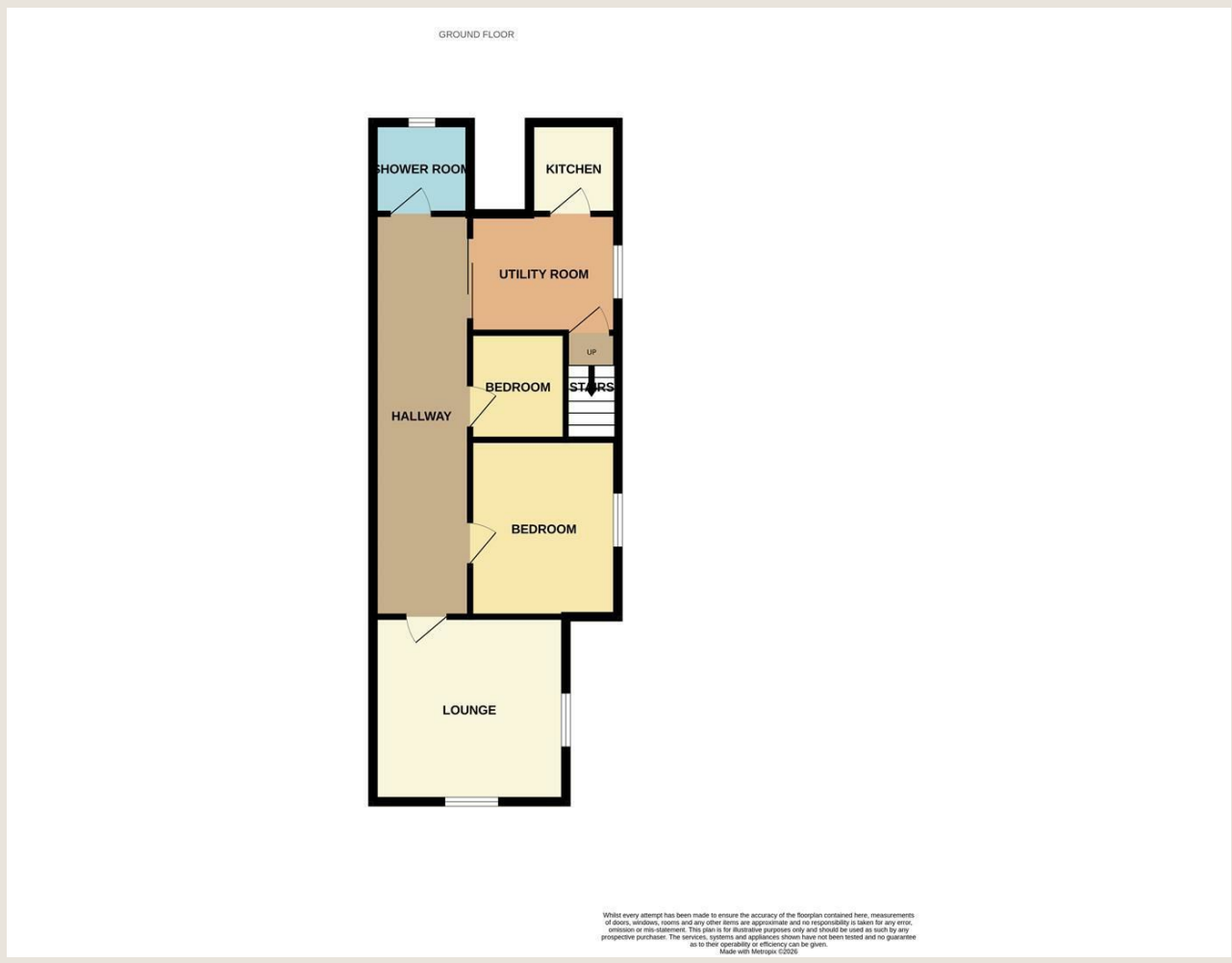
Flood Information:

flood-map-for-planning.service.gov.uk/location









TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES 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

