



1 West Lodge Hurn Lane

Berrow, TA8 2QT

Price £179,950



# PROPERTY DESCRIPTION

Well-Presented Ground Floor Flat with Garden, Garage & Parking.

Entrance hall\* lounge\* kitchen\* two bedrooms\* bathroom\* double glazing\* electric heating\* garden and garage.

## Local Authority

Somerset Council Council Tax Band: B

Tenure: Leasehold

EPC Rating: E



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>			74
(55-68) <b>D</b>			
(39-54) <b>E</b>		53	
(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	

# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Upvc door to the:

### Entrance Hall

8'3" x 5'11" (2.52 x 1.82)

Laminate flooring, electric heater and two storage cupboards.

### Bedroom 1

10'11" x 9'4" (3.33 x 2.86)

Fitted wardrobes, upvc double glazed window to the side, electric heater.

### Bedroom 2

9'11" x 9'4" (3.04 x 2.85)

Fitted wardrobes, upvc double glazed window to the side, electric heater.

### Bathroom

8'9" x 5'9" (2.68 x 1.77)

Obscure double glazed window to the side, bath with electric shower over with tiled splashbacks, wash hand basin with storage under, vanity mirror and spotlights. Heated towel rail, close coupled w.c. and tiled flooring.

### Lounge/Diner

16'0" x 13'9" (4.88 x 4.21)

French doors leading to the garden area. Double glazed bay window, feature electric fireplace, television point and electric heater.

## Kitchen

10'7 x 7'5 (3.23m x 2.26m)

Double glazed window to the rear, range of wall and floor units with laminate worktops over, stainless steel sink with mixer tap, oven, electric hob and extractor fan over. Space and plumbing for washing machine and space for single fridge and single freezer beside. Electric heater, tiled flooring and tiled splashback.

## Outside

The garden area is surrounded by low level fencing and laid for ease of maintenance with chippings and small border with plants and shrubs.

## Garage

## Tenure

Leasehold

999 years from 24th June 1989

Service Charge £95.00 per month (£1,140.00 per annum) to Steven & Co (Management Company)

Ground rent £5.00 per annum

## Description

Occupying a desirable position with only a small number of neighbouring properties, this well-presented ground floor flat offers spacious and well-proportioned accommodation throughout. Conveniently located within easy reach of the beach and local amenities, the property provides an ideal opportunity for those seeking a coastal lifestyle.

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The accommodation briefly comprises: an attractive lounge/diner with bay window and double doors opening onto the garden, fitted kitchen, and two double bedrooms both benefiting from built-in wardrobes. A contemporary bathroom completes the internal layout.

Externally, the property enjoys its own garden area, along with the added benefit of a garage and allocated parking.

This superb home would make an excellent purchase for first-time buyers, or anyone looking for a level-access, low-maintenance property close to the sea. Early viewing is highly recommended.

## Directions

From the roundabout at the junction of Oxford Street and Love Lane beside the Esso service station proceed along Berrow Road into the village of Berrow. Proceed through the village along the Coast Road passing Golf Links Road on the left hand side. Take a right by the village green into Hurn Lane where West Lodge will be found on the corner of Hurn Lane and Coast Road.

## Material Information

Additional information not previously mentioned

Council Tax Band-B

EPC-E

- Mains electric and water.
- Water not metered

- Electric 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)

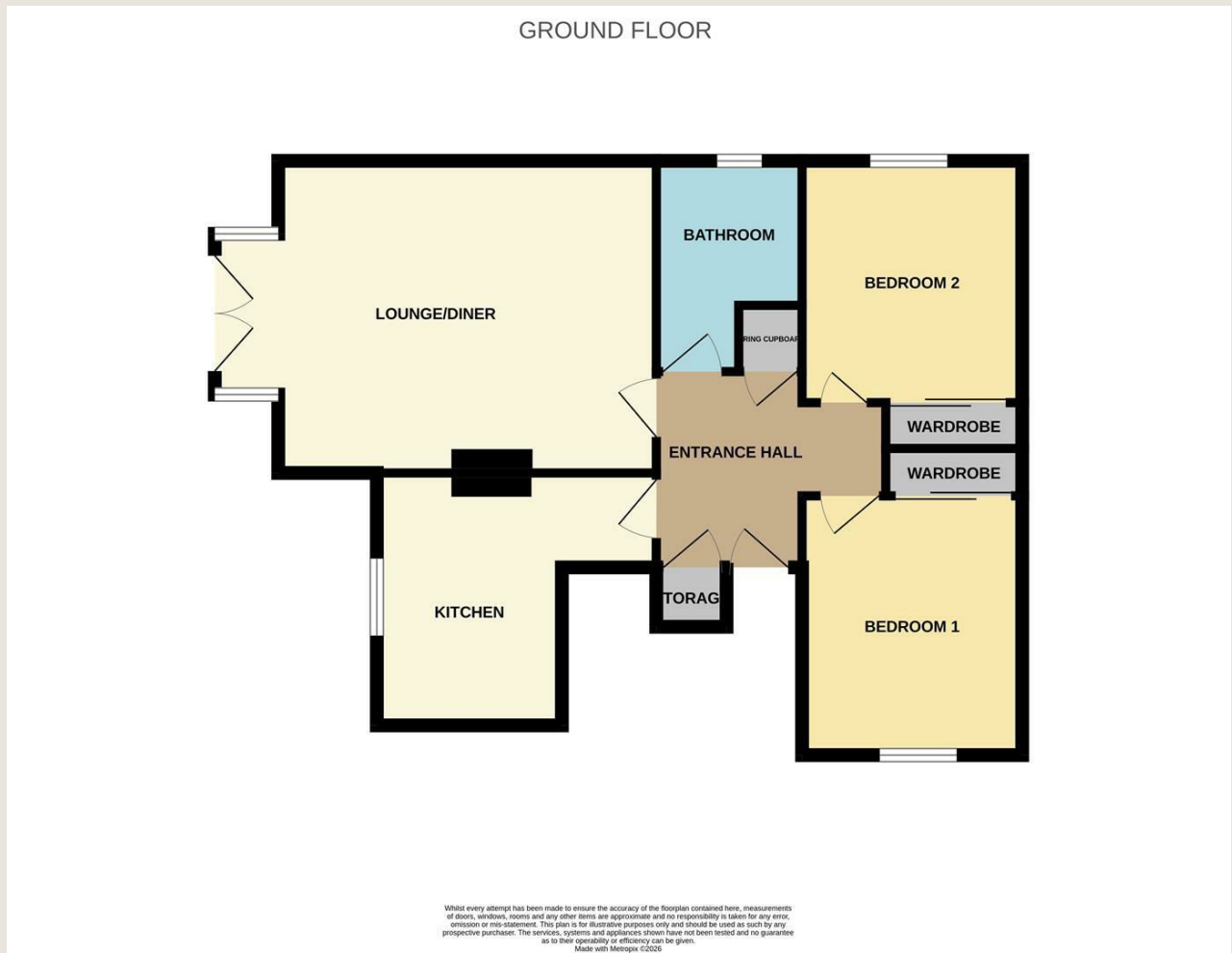
Flood Information:

[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 SALES 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

