



68 The Esplanade

Burnham-On-Sea, TA8 2AH

Price £158,000



# PROPERTY DESCRIPTION

A unique opportunity to purchase a ground/hall floor two bedroom first floor flat situated on Burnham-on-Sea sea front enjoying a coastal aspect to the front from the lounge.

\*Communal entrance door with security entrance phone \*Communal entrance hall  
 \*Door to entrance hall \*Lounge with feature bay window and coastal aspects \*Well appointed kitchen \*Two double bedrooms \*Shower room \*Gas heating \* Upvc double glazed windows \*Offered in good decorative order throughout

## Local Authority

Somerset Council Tax Band: B

Tenure: Leasehold

EPC Rating: D



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>			
(55-68) <b>D</b>		60	79
(39-54) <b>E</b>			
(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	

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## Accommodation

Communal entrance door with security entry phone system. Opens to:

## Communal Entrance Hall

Personal access to that gives access to:

## Entrance hall

Storage cupboard

## Lounge

16'6" maximum into double glazed bay window x 14'6" (5.03 maximum into double glazed bay window x 4.44)

Feature fire surround. Set within the bay window is a window seat to allow views of the superb coastal aspect to the front.

## Kitchen

15'1" plus door recess x 8'3" (4.60 plus door recess x 2.53)

Fitted with an attractive range of wall and floor units to incorporate an integrated electric oven, hob and extractor hood, 1 1/2 board drainer sink unit, space for fridge/freezer, space for washing machine or dishwasher, Upvc double glazed window to side and Upvc double glazed door with access to the stairway leading down to the courtyard garden where there is a pedestrian right of access to the rear.

## Bedroom

14'6" x 12'11" (4.44 x 3.96)

Double glazed window to rear and floor to ceiling, shelved storage cupboard

## Bedroom

8'2" x 8'2" (2.51 x 2.50)

Upvc double glazed window to side and good size cupboard with gas combination boiler supplying hot water and radiators.

## Shower Room

5'7" x 5'3" (1.71 x 1.62)

Fitted with a modern suite comprising of a corner shower cubicle, pedestal hand wash basin, close coupled w/c, extractor fan and Upvc double glazed obscured window to side.

## Tenure

Leasehold: 999 years remaining from 20th June 1975. Approximately 949 years remaining.

Annual ground rent; £10.00.

Annual service charge: £1,800.00

## Description

We are delighted to be able to offer this ground/hall floor flat situated on Burnham-on-Sea sea front that benefits from having a generous sized lounge with bay window with coastal views, feature fireplace, well appointed kitchen, two double bedrooms and well appointed shower room. The property benefits from having gas central heating, Upvc double glazed windows and is conveniently located in close proximity to Burnham-on-Sea town Centre and is a stones throw from the beach itself. An early

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application to view is strongly recommended by the vendors selling agent.

## Directions

From our office in the High Street proceed along Cross Street towards the sea front turning right onto The Esplanade. Proceed along The Esplanade to the roundabout with Sea View Road, taking the first exit off the roundabout on the continuation of The Esplanade where the property can be found on the right hand side.

## Material Information

Additional information not previously mentioned

Council Tax Band-B

EPC-D

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

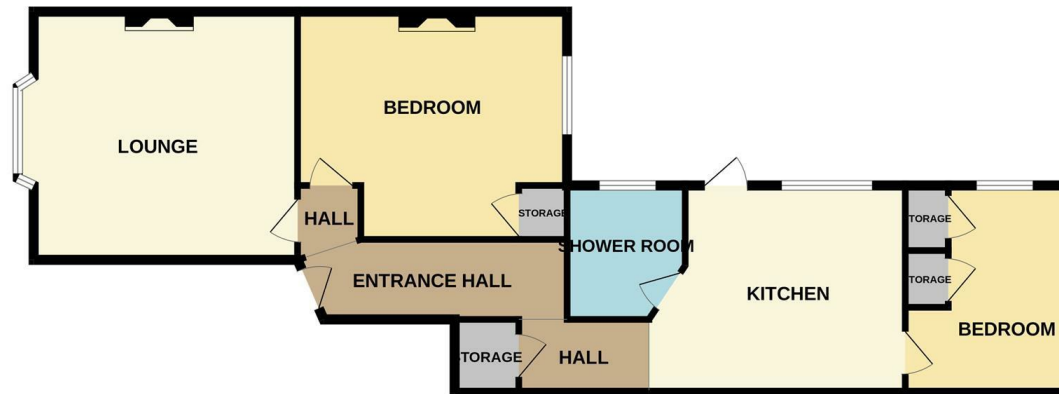
[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)



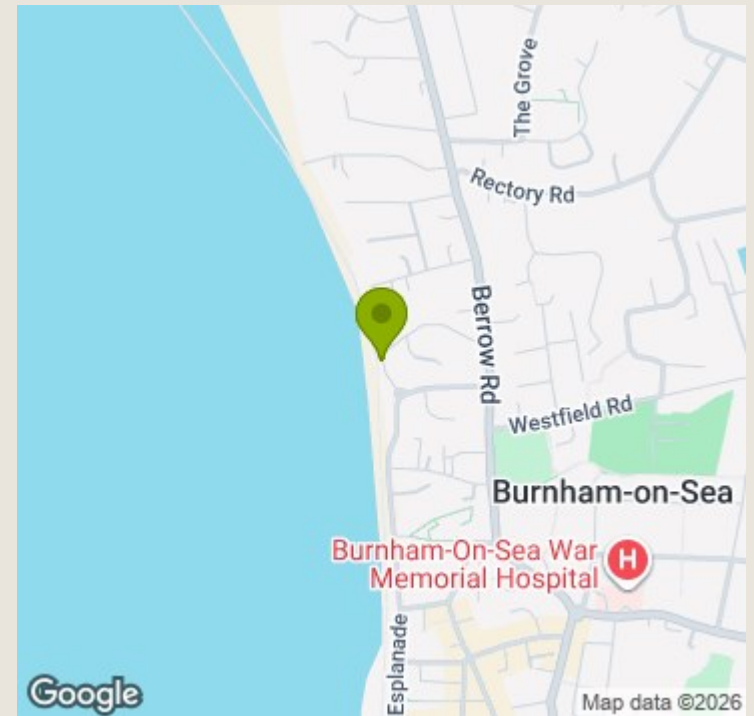




## GROUND FLOOR



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 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

