

THE ESPLANADE

Burnham-On-Sea, TA8 2AH

Price £115,000

Tamlyns

PROPERTY DESCRIPTION

The property is situated within close proximity of Burnham-on-sea town centre facilities and is over the road from miles of sandy beach.

This hall floor flat is situated within an imposing four storey property located on the sea front and enjoys panoramic coastal views from the forward facing lounge which has a large bay window which is an outstanding feature of this attractive flat. The current "Net rental yield for this flat is over 6%"

Situation

*Investment Opportunity*1 Bedroom*Bathroom*Lounge/Kitchen/Diner*Double glazing*Electric Heating*No Onward Chain*

Local Authority

Somerset County Council Council Tax Band: A
Tenure: Leasehold
EPC Rating: D

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

01278 454500

house.sales@tamlyns.co.uk





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Accommodation
All measurements are approximate

Main entrance
Steps leading up to Main Front Door, there are stairs rising to the next two floors, and there is a rear door for access.

Entrance
Door giving access into inner hallway with doors leading to all rooms.

Open plan

Lounge/Kitchen/Dining
16'11" x 16'9" (5.16 x 5.11)
Double glazed bay window to front with views of the sea and beach, feature fireplace, cornice ceiling, picture rail. The kitchen area comprises a range of wall and base units, one and a half bowl sink unit, space for electric cooker, space for fridge/freezer, plumbing for washing machine, the lounge area has a wall mounted electric heater and a bay window which overlooks the beach and sea view.

Bedroom
14'1" x 8'10" (4.3 x 2.7)
Double glazed window to rear, night storage heater, built in wardrobe.

Bathroom
Obscure double glazed window to rear, panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, electric wall heater.

View
Outstanding view from the bay window of the sea and miles of sandy beach

Material Information...
Additional information not previously mentioned
- Mains electric and water
- Water meter
- Heating 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
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:
flood-map-for-planning.service.gov.uk/location

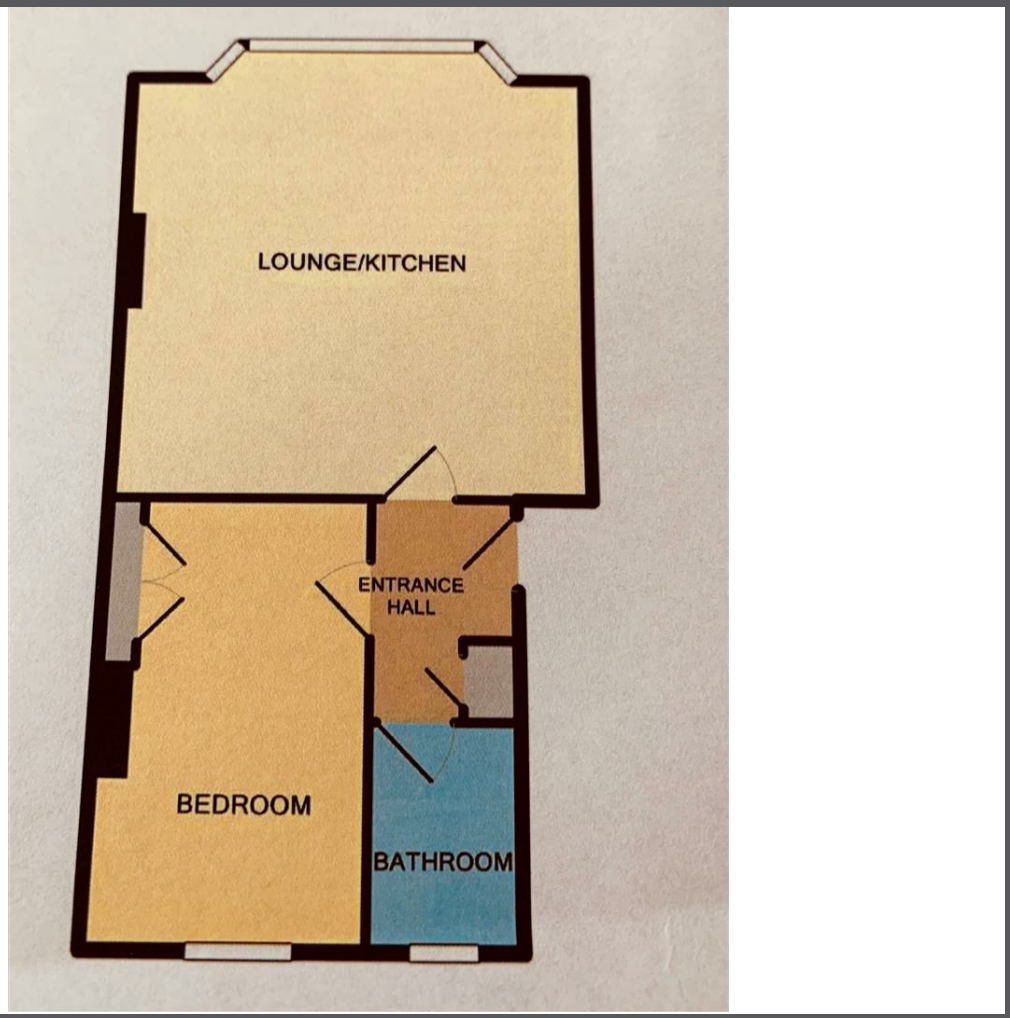
General Information
The property is currently occupied by a tenant who is paying £725.00 per calendar month, and has a yield of around 6%. The vendor would be keen to sell to an investor. There is a maintenance payment of £90.00 per month which is payable to the Management Company Stephens & Co, Weston Super Mare, this includes maintenance of the outside of the building, fire safety checks and buildings insurance.

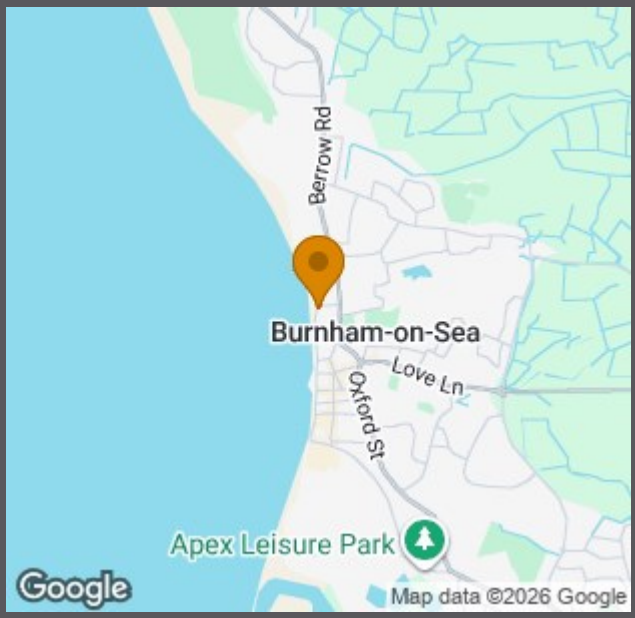
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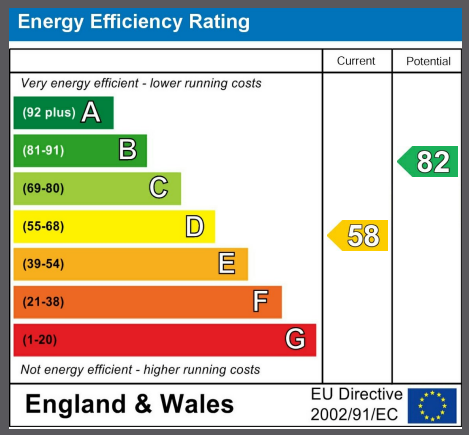




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IMPORTANT NOTICE

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. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location 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 uplon for furnishing purposes and all approximate.

3. Tamlyns Estate Agents may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £240 inc VAT, HD Financial Ltd up to £240 inc VAT

Tamlyns

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