



6a Cross Street, Burnham-On-Sea TA8 1BN

£139,950

GIBBINS RICHARDS 
Making home moves happen

A smartly presented two bedroom ground floor flat situated within a stones throw from Burnham On Sea sea front. The property benefits from double glazing throughout, gas central heating and low maintenance courtyard rear garden. The accommodation comprises in brief; communal entrance, hallway, two bedrooms, sitting room, kitchen/breakfast room, shower room and courtyard rear garden.

Tenure: Leasehold / Energy Rating: D / Council Tax Band: A

Burnham on Sea is a thriving seaside town offers an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junction 22 together with a mainline intercity railway station from the nearby Highbridge station.

NO ONWARD CHAIN
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
EASY ACCESS TO THE M5 MOTORWAY
PRIVATE FULLY ENCLOSED COURTYARD GARDEN
STONES THROW FROM SEA FRONT
IDEAL INVESTMENT / FIRST TIME PURCHASE
GAS CENTRAL HEATING
DOUBLE GLAZING





Communal Lobby
Entrance Hallway

Bedroom 1

Bedroom 2

Sitting Room

Kitchen/Breakfast Room

Shower Room

Outside

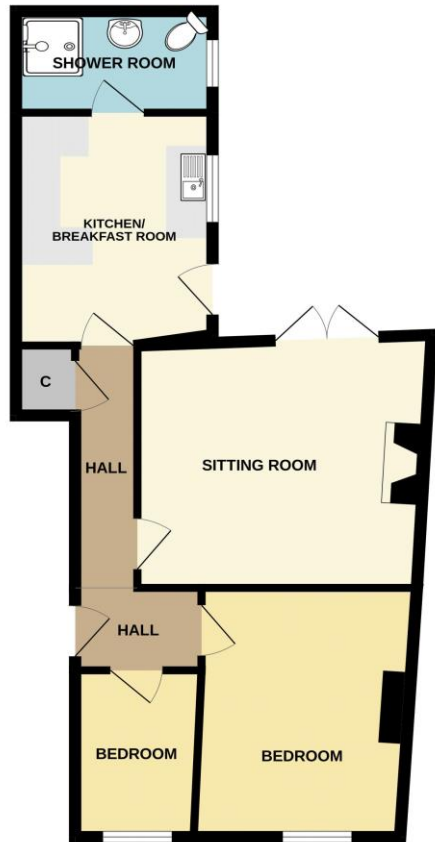
AGENTS NOTE

Leading to;
Leading to two bedrooms, sitting room,
kitchen/breakfast room and shower room.
Storage cupboard.
12' 2" x 10' 6" (3.7m x 3.2m) Front aspect
window.
8' 2" x 5' 11" (2.5m x 1.8m) Front aspect
window.
13' 9" x 11' 10" (4.2m x 3.6m) French doors to
rear courtyard.
11' 6" x 9' 2" (3.5m x 2.8m) Side aspect
window. Fitted in a range of matching eye
and low units with integrated electric oven
and gas hob with extractor hood over. Space
and plumbing for washing machine. Doors to
courtyard garden and shower room.
9' 2" x 4' 11" (2.8m x 1.5m) Side aspect
obscure window. Equipped in a modern
white three piece suite comprising walk-in
shower, low level WC and wash hand basin.
Heated towel rail.
To the rear is fully enclosed courtyard garden
laid to gravel for ease of maintenance.

Please note this property is 'leasehold' with a
999 year Lease commencing on 1st January
2006. We understand from our vendors that
there are no ground rent or maintenance
charges payable. Full details of the Lease can
be sought via your legal representative.



GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA - 553 sq.ft. (51.4 sq.m.) approx.

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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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