



12 Briar Court Briar Close

Burnham-On-Sea, TA8 1HU

Price £159,950



PROPERTY DESCRIPTION

A purpose built two bedroom first floor flat close to Burnham-on-Sea town centre benefiting from having a garage.

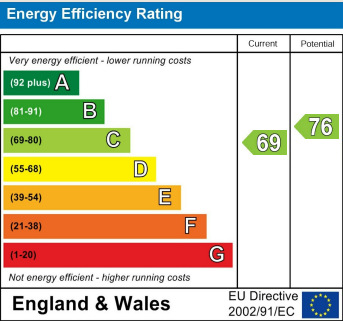
Entrance hall with stairs rising to the first floor landing* entrance hall* lounge/diner* kitchen/breakfast room* two bedrooms* recently installed wet room* upvc double glazed windows* part gas convector heating* garage. No onward chain

Local Authority

Sedgemoor District Council Council Tax Band: B

Tenure: Leasehold

EPC Rating: C



PROPERTY DESCRIPTION

Accommodation (Measurements and directions are app

Upvc double glazed obscured door to the entrance hall with stairs rising to the first floor landing. Further wooden door gives access to the:

Entrance Hall

Storage cupboard and access to the roof space.

Lounge/Diner

16'0" x 10'5" (4.88 x 3.18 (4.87 x 3.17))

Gas convector heater, television point and upvc double glazed window to the front. Door to the:

Kitchen/Breakfast Room

10'5" x 9'6" (3.18 x 2.90)

Fitted with a range of wall and floor units to incorporate single sink drainer unit, electric cooker point, space for fridge and freezer, plumbing for automatic washing machine, wall mounted gas boiler supplying hot water and upvc double glazed window to the rear.

Bedroom 1

11'11" x 10'10" maximum (3.63 x 3.30 (3.62 x 3.29) maximum)

Gas convector heater and upvc double glazed window to the front.

Bedroom 2

10'7" x 7'3" (3.23 x 2.21)

Gas convector heater and upvc double glazed window to the rear.

Wet Room

8'2" x 6'10" (2.49 x 2.08)

Recently installed wet room comprising easily accessible shower area with curtain, pedestal wash hand basin and close coupled w.c. Upvc double glazed obscured window to the rear.

Outside

Located close to the property and set within a garage compound is the:

Single Garage

With up and over door.

Tenure

Leasehold

Remainder of 999 year lease. (999 years from 1 April 1983).

Briar Close (Burnham-on-Sea) Management Co. Ltd.

Ground Rent £10.00 per annum

Description

The property is set in a highly sought after cul-de-sac location within walking distance of the town centre and sea front.

The property briefly comprises self contained first floor flat with the benefit of its own private entrance door with stairs rising to the first floor landing. Further door giving access to the entrance hall, lounge/diner, kitchen/breakfast room, two bedrooms and upgraded wet room. The

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property benefits from upvc double glazed windows, is offered in clean and tidy order throughout and must be seen to be fully appreciated.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Love Lane taking a right into Rosewood Avenue. Proceed along Rosewood Avenue taking a left turn into Briar Close. Proceed down Briar Close bearing right and the property will be found on the right hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Gas convector heaters
- 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:

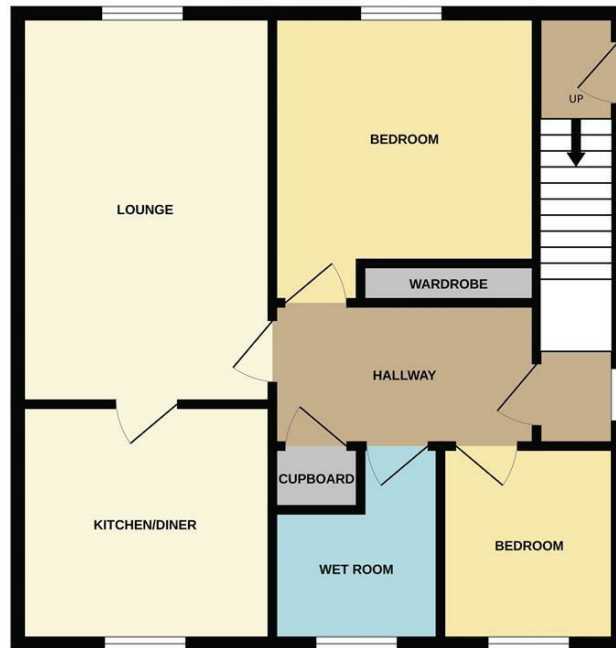
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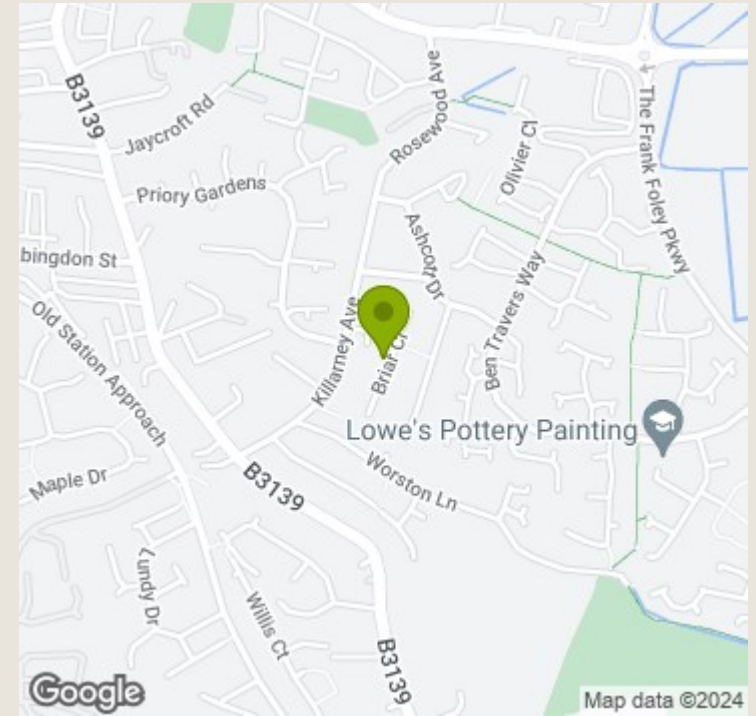




FIRST FLOOR FLAT



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 errors, 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

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 £180 inc VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 Inc VAT

