



Waterfront House, 8A Esplanade

Burnham-On-Sea, TA8 1BE

Price £179,950



PROPERTY DESCRIPTION

Two bedroom town house with designated off street parking in the heart of the town of Burnham-on-Sea within an easy stroll of the High Street and miles of sandy beach.

Entrance hall* open plan lounge/diner/kitchen* first floor bedroom* shower room* second floor bedroom* bathroom* designated parking.

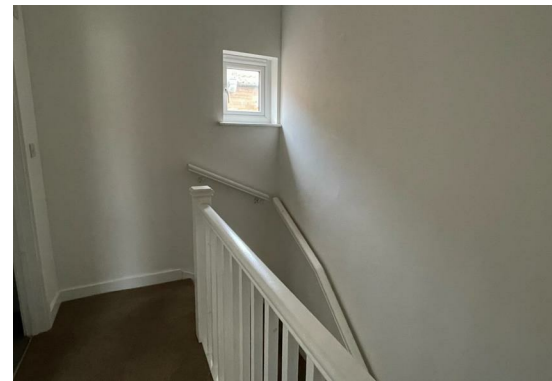
Local Authority

Somerset Council Council Tax Band: A

Tenure: Freehold

EPC Rating: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Stairs rise to wooden entrance door opening to the:

Entrance Hall

Stairs rising to the first floor.

Open Plan Living Room/Kitchen

Living Area

16'1" x 10'2" (4.90 x 3.10 (4.89 x 3.099))

With upvc double glazed window to front.

Kitchen Area

8'2" x 6'7" (2.49 x 2.01)

Fitted with a comprehensive range of wall and floor units to incorporate integrated oven, gas hob and extractor fan. Cupboard housing the gas boiler supplying domestic hot water and radiators.

Plumbing for automatic washing machine and space for fridge. Double glazed sky light.

First Floor Landing

Stairs to second floor.

Bedroom 1

12'2" x 7'4" (3.71 x 2.26)

Upvc double glazed window to front.

Shower Room

6'11" x 3'11" (2.11 x 1.19)

Large tiled cubicle, close coupled w.c. and vanity wash hand basin. Extractor fan and heated towel rail.

Bedroom 2

With part vaulted ceiling, double glazed Velux window to the rear.

Bathroom

6'4" x 4'6" (1.93 x 1.37)

Panelled bath, wall mounted w.c., vanity wash hand basin, double glazed Velux window to rear, heated towel rail and extractor fan.

Outside

Designated off street parking for one car.

Description

The property is centrally situated in the town of Burnham-on-Sea within a short stroll of the miles of Sandy beach stretching tow Brean Down. The property is also within easy walking distance of the Post office/general store, church, newsagents, banks, shops and leisure amenities including the heated indoor swimming pool, bowls club and tennis club.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Gas central heating
- 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

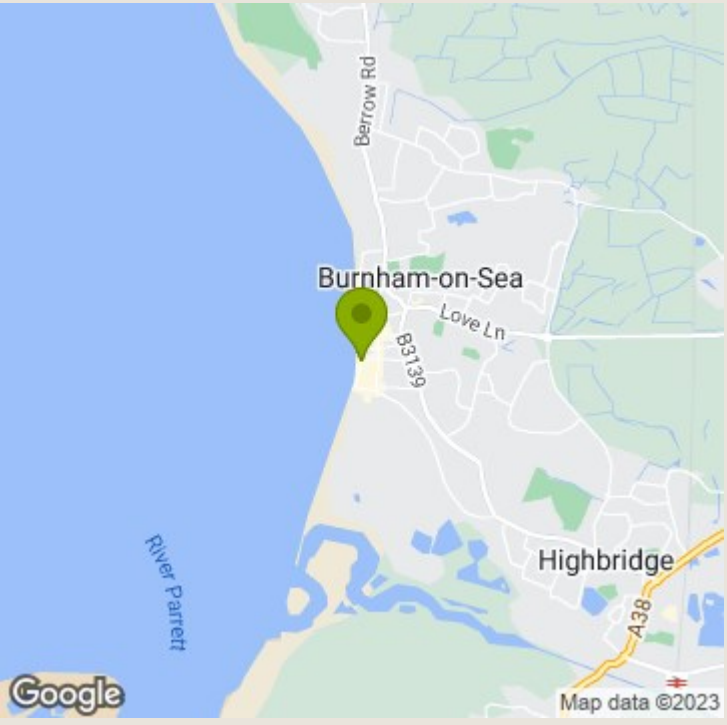
Ofcom checkers below:

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



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR 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. Berryman's 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, Tamlyn's & Sons up to 120 inc VAT

