



35 Homelane House Rectory Road

Burnham-On-Sea, TA8 2BX

Price £59,950



PROPERTY DESCRIPTION

A well planned, second floor, purpose built retirement apartment situated in a sought after complex within close proximity of Burnham-on-Sea town centre and sea front.

Entrance hall* lounge/diner* kitchen* double bedroom with built in wardrobe* bathroom* communal gardens* residents lounge* communal laundry* residents car parking.

Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		76	
(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)

Communal entrance door to the communal entrance hall.

Access to the visitors lounge.

Lift or stairs rise to the second floor.

Entrance door to:

Entrance Hall

With large built in storage cupboard with water cylinder and slatted shelving.

Lounge/Diner

17'3" x 10'5" (5.28 x 3.18)

With double glazed window overlooking the front. Wall mounted night storage heater, television point, emergency pull cord, entry phone and archway through to the:

Kitchen

7'3" x 5'4" (2.23 x 1.64)

Fitted with a range of cream fronted base cupboards and drawers with two matching wall mounted cupboards. Worktops, space under for fridge, stainless steel single drainer sink unit, tiled walls.

Bedroom

11'5" x 8'9" (3.50 x 2.67)

With double glazed window overlooking the front communal gardens.

Emergency pull cord, telephone point, built in double wardrobe with sliding doors with hanging rail and shelf. Wall mounted electric heater.

Bathroom

6'8" x 5'5" (2.05 x 1.66)

Coloured suite comprising low level bath with grab handles, low level w.c., vanity wash hand basin set into worktop with cupboards below, heated wall mounted towel rail, tiled walls, extractor fan.

Outside

To the front of the building is a communal car park and communal garden surround the complex.

Tenure

Leasehold

99 years from 1st September 1984

Service Charge £2,428.36 per annum

Ground Rent £500.00 per annum

Payable to McCarthy and Stone.

PROPERTY DESCRIPTION

Description

An opportunity to purchase a well planned second floor retirement apartment situated in a pleasant location enjoying an attractive communal garden aspect.

The accommodation, which does require a degree of updating, briefly comprises entrance hall, lounge/diner, kitchen, double bedroom with built in double wardrobe and bathroom with low level bath, double glazed windows and electric heating.

Homelane House is situated within close proximity of Burnham-on-Sea town centre and sea front and the complex offers a range of facilities for residents including a communal lounge, communal laundry, communal gardens and parking.

There is also a chargeable guest suite.

An early inspection to view is highly recommended for those looking for independent living with the peace of mind of the managers support should it be required.

Directions

Proceed out of the town along Berrow Road passing the indoor swimming pool on the left hand side. Take the second right into Rectory Road and Homelane House will be found on the left hand side.

Material Information

Additional information not previously mentioned

- Mains electric and water
- Heating electric
- 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



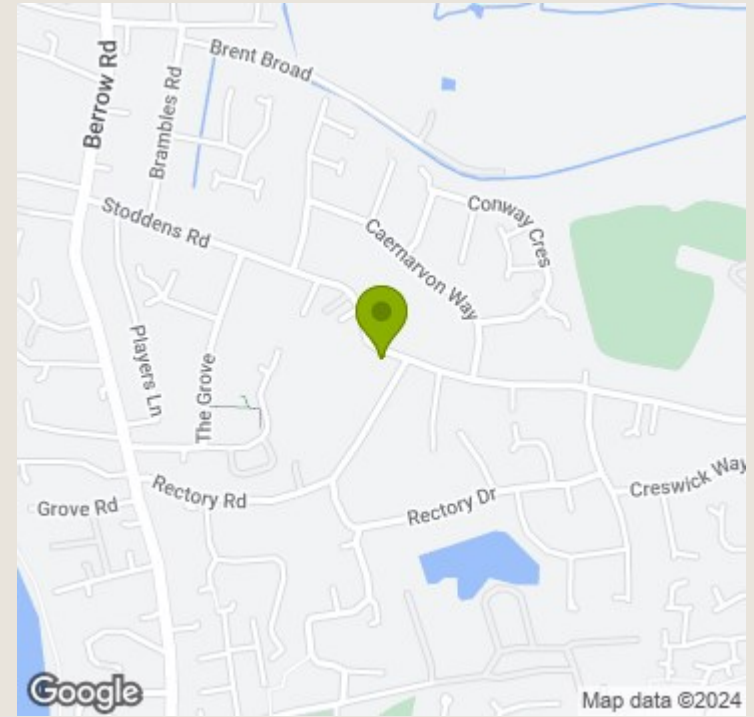




35 HOMELANE HOUSE



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 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

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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.
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