



Flat 4 61 Esplanade

Burnham-On-Sea, TA8 2AH

Price £129,950



PROPERTY DESCRIPTION

A recently refurbished split level converted top floor one bedroom flat with designated of street parking enjoying panoramic coastal views from the lounge. New floor coverings to be installed throughout.

Communal entrance porch to the communal entrance hall with stairs rising to the first floor landing. Private access door with stairs rising to the second floor. Large open plan lounge/dining/kitchen* two large windows with panoramic coastal views* double bedroom* large bathroom* electric heating* upvc double glazed windows* designated off street parking. Access to communal courtyard garden.

Local Authority

Sedgemoor District Council Council Tax Band: B

Tenure: Leasehold - Share of Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	78
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements and directions are app

Two wooden doors gives access to the communal entrance porch with further part glazed door to the hall with stairs rising to the first floor landing.

Door to the:

Entrance Hall

With stairs rising to the half landing giving access to the bathroom with stairs then continuing up to the:

Open Plan Kitchen/Lounge/Dining Space

Lounge/Dining Area

22'7" x 15'10" (6.88 x 4.83)

With two upvc double glazed windows to the front with panoramic coastal views.

Kitchen Area

10'7" x 8'5" (3.23 x 2.57 (3.22 x 2.56))

Re-fitted with a range of wall and floor units to incorporate one and a half bowl ceramic sink, space for ceramic hob and integrated oven, access to roof space.

To the rear of the kitchen is a short staircase leading to the:

Mezzanine Study Area

6'9" x 3'7" (2.06 x 1.09)

With window to the rear.

Bedroom

14'2" x 9'8" (4.32 x 2.95)

Upvc double glazed window to the rear.

Bathroom

11'7" x 5'11" (3.53 x 1.80)

Recently re-fitted with panelled bath, vanity wash hand basin, close coupled w.c.

Newly fitted gas boiler supplying hot water and radiators.

Windows to the side and rear.

Outside

To the front of the property is a designated off street parking space for one car.

Accessed from the communal entrance hall on the ground floor is a rear doorway to the:

Communal Courtyard Garden

Tenure

Leasehold

999 years from 24th June 1989

We are informed by our Vendor the maintenance charge is £50 per month. The monthly charge gives the owner a share in the freehold . However this information will require verification by your solicitor.

Description

The property is situated within close proximity to Burnham-on-Sea town centre and is within a stones throw of the miles of sandy beach.

This split level second floor flat offers well proportioned living accommodation and enjoys an open plan "loft style" living with large open plan lounge/dining/kitchen area with feature raised study/mezzanine area to the rear, double bedroom and good sized bathroom. The property benefits form upvc double glazed windows with a superb coastal views to the front, designated parking and access to the communal courtyard to the rear.

The property has undergone a scheme of modernisation works to include the fitting of a new kitchen, new bathroom and upgraded boiler making a full inspection essential.

Directions

From the office in the High Street proceed along Cross Street taking a right turn onto the Esplanade. Proceed to the mini roundabout bear to the right and the property will be found on the left hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Gas central heating
- Broadband and Mobile signal or coverage in the area.

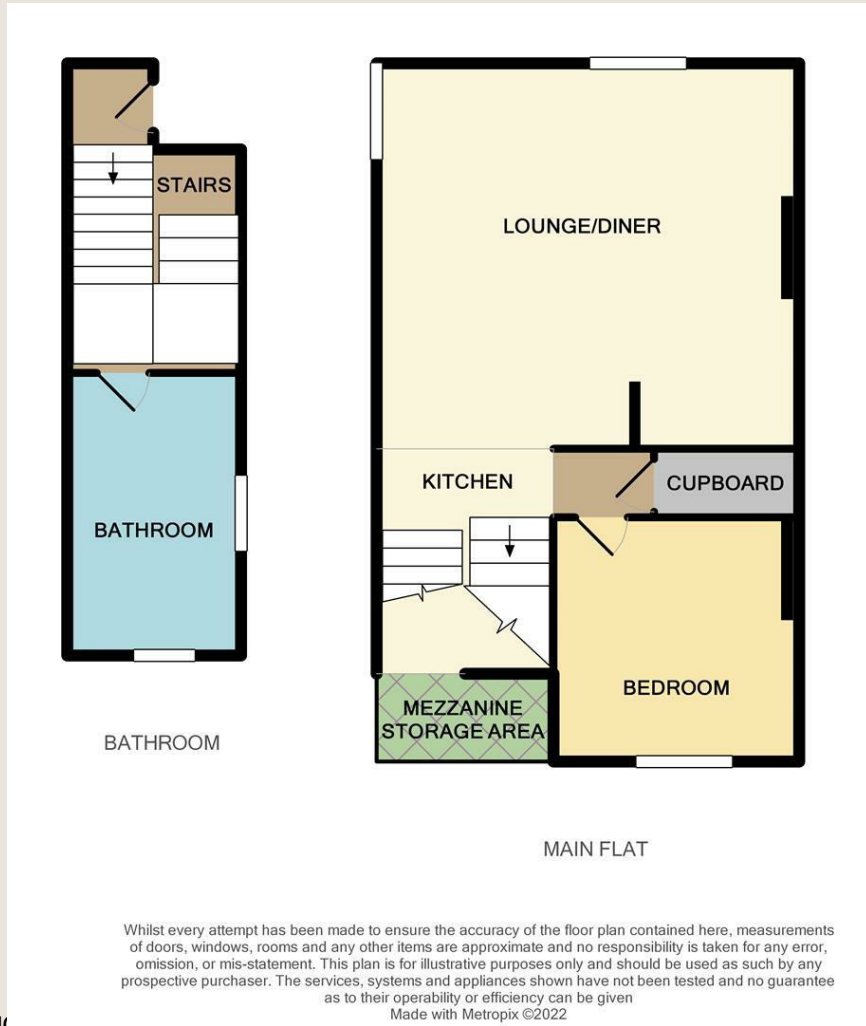
For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

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. 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

