



26 Homelane House Rectory Road

Burnham-On-Sea, TA8 2BX

Price £59,950



# PROPERTY DESCRIPTION

A well presented purpose built first floor retirement apartment situated in a sought after complex in a prime south facing position.

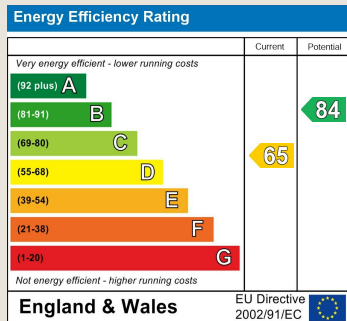
Entrance hall\* lounge/diner\* upgraded kitchen\* double bedroom\* upgraded shower room\* communal gardens\* residents lounge\* communal laundry\* residents car park.

## Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating: D



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Communal entrance door with security entry phone system to the communal hallway. Stairs and lift to the first floor.

## Entrance Hall

Large built in storage cupboard with water cylinder.

## Lounge/diner

17'5" x 10'6" (5.31 x 3.22)

With southerly facing window, television point, two wall light points, wide opening to the:

## Kitchen

7'4" x 5'4" (2.24 x 1.64)

Fitted with an upgraded range of wall and floor units to incorporate integrated oven and hob, one and a half bowl drainer sink unit, space for fridge/freezer, upvc double glazed obscured window to the side.

## Bedroom

11'5" x 8'7" (3.49 x 2.64)

Double glazed window to the front with aspect over the communal car park and Rectory Road beyond.

Open fronted double wardrobe.

## Shower Room

6'8" x 5'4" (2.05 x 1.64)

Large walk-in shower enclosure with shower, close coupled w.c., pedestal wash hand basin and tiled walls. Extractor fan and storage cupboard.

## Outside

To the front of the building is a communal car park with communal gardens surrounding the complex.

## Tenure

Leasehold

99 year lease from 1st September 1984

Ground Rent £445.06 per annum

Service Charge £2428.36 per annum payable to First Port Retirement Property Services

## Description

An opportunity to purchase a well presented first floor retirement flat set within a prime corner south facing position within the block.

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 communal lounge, communal laundry, communal gardens and parking.

There is also a chargeable guest suite.

The flat itself is offered in good order throughout with the benefit of an upgraded kitchen and shower room.

# PROPERTY DESCRIPTION

## Directions

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

## Material Information

Additional information not previously mentioned

- Mains electric and water
- Water not metered
- Electric heating
- No Flooding in the last 5 years
- 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)







## 26 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 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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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 793700**

[sales@berrymansproperties.net](mailto: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.
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