



Flat 1 17 Golf Links Road

Burnham-On-Sea, TA8 2PW

Price £119,950





# PROPERTY DESCRIPTION

An opportunity to purchase a one bedroom ground floor flat situated within an imposing detached property located in a highly sought after location to the north of Burnham-on-Sea.

Communal entrance hall, entrance hall\* lounge\* upgraded kitchen/breakfast room\* good sized double bedroom\* bathroom\* gas central heating\* upvc double glazed windows\* designated off street parking\* communal gardens.

## Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating: C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Communal entrance door to the communal entrance hall.

### Entrance Hall

Large storage cupboard with combination boiler supplying domestic hot water and radiators.

### Lounge

14'3" x 12'6" (4.35 x 3.83)

Two upvc double glazed windows to the side and upvc double glazed window to the rear. Television point.

### Kitchen/Breakfast Room

14'0" x 7'5" (4.27 x 2.28)

Fitted with an upgrade range of wall and floor units to incorporate one and half bowl drainer sink unit, integrated double oven and electric hob, integrated fridge/freezer, dishwasher, breakfast bar and upvc double glazed window to the rear.

### Bedroom

14'4" x 11'1" (4.37 x 3.40)

Built in wardrobes and two upvc double glazed windows to the rear.

### Bathroom

9'6" x 5'8" (2.90 x 1.73)

Comprising panelled bath with shower over, pedestal wash hand basin and close coupled w.c.

### Outside

The property benefits from having designated off street parking space for one vehicle.

### Communal Gardens

Laid to lawn to the rear of the property.

### Tenure

Leasehold

999 years from 01/06/1985

Peppercorn ground rent

Service Charge to be confirmed.

### Description

The property is situated in a sought after location to the north of Burnham-on-Sea within a short walk of the championship Golf Links at Burnham and Berrow and the miles of sandy beach.

The town centre and sea front are approximately half a mile away.

The property briefly comprises entrance hall, lounge, upgraded kitchen/dining room, double bedroom and bathroom.

The property benefits from having gas central heating, upvc double glazed windows, designated off street parking for one vehicle and communal gardens.

To the rear of the property the communal gardens are laid principally to lawn.

An early application to view is strongly recommended by the vendors selling agents.

### Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed in a northerly direction along Berrow Road passing the inland lighthouse on the left hand side. Take a left turn into Golf Links Road. Proceed down Golf Links Road where the property will be found on the left hand side.

### Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central 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:

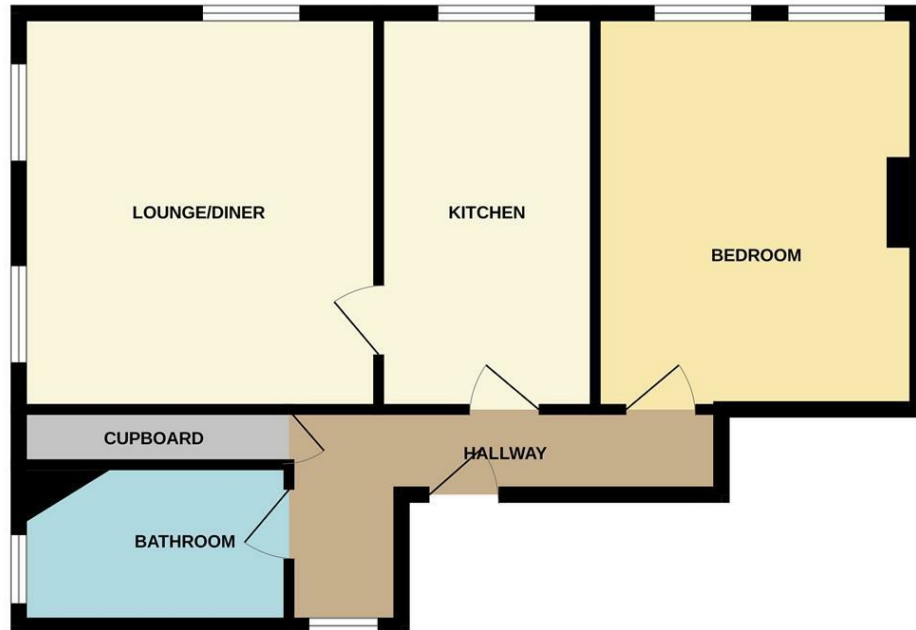
[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

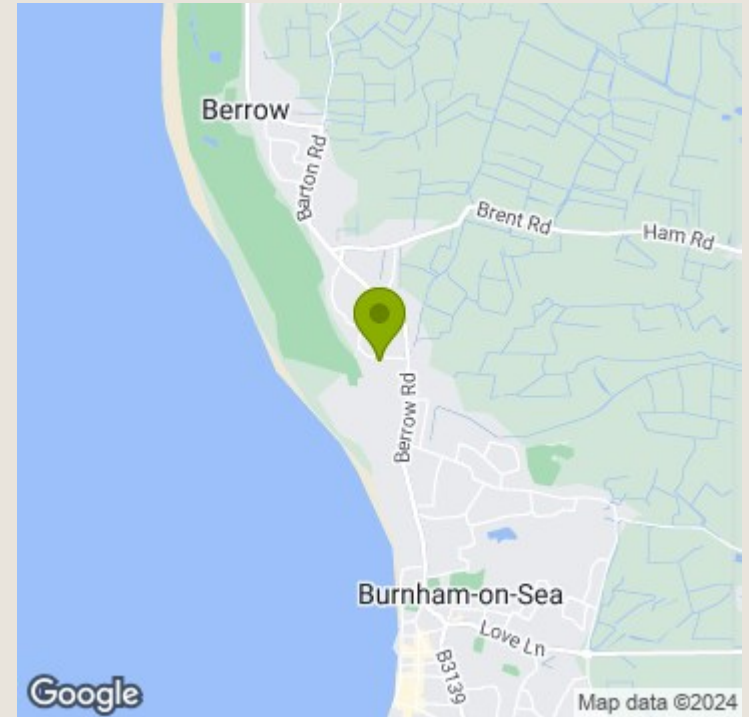
Flood Information:

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

## FLAT 1 17 GOLF LINKS ROAD



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 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.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:  
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