

39 Priory Gardens

Burnham-On-Sea, TA8 1QW

Price £169,950

BERRYMAN'S

PROPERTY DESCRIPTION

A one bedroom terraced retirement bungalow set in a prime plot with entrance hall, lounge, kitchen/breakfast room, double bedroom and shower room. The property benefits from electric heating, double glazing and backs onto the communal gardens.

Entrance hall* lounge* kitchen/breakfast room* double bedroom* shower room* communal gardens* communal parking.

Local Authority

Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating: D

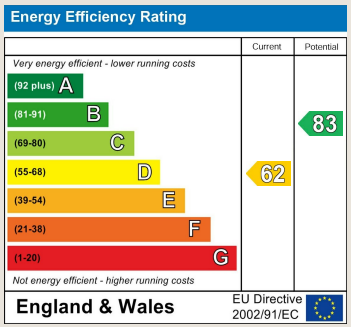












PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed door to the:

Entrance Hall

Airing cupboard, loft access.

Lounge/Diner

14'2" x 10'5" (4.34 x 3.20)

Night storage heater, television point, upvc double glazed French doors with matching side panel to the rear communal gardens.

Kitchen/Breakfast Room

10'7" x 6'1" (3.23 x 1.86)

Fitted with a range of wall and floor units to incorporate integrated oven, hob and extractor fan, plumbing for automatic washing machine, space for fridge, night storage heater, breakfast bar and upvc double glazed window to the front.

Double Bedroom

10'0" x 9'6" (3.06 x 2.90)

Built in wardrobe and electric wall heater. Upvc double glazed window to the rear.

Shower Room

6'8" x 6'3" (2.05 x 1.93)

Large shower cubicle, pedestal wash hand basin and close coupled w.c. Electric wall heater and heated towel rail. Upvc double glazed obscured window to the front.

Tenure

Freehold with common managed areas.

Maintenance Charge £2998.70 per annum (2026/2027) including exterior maintenance, gardens, warden, buildings insurance and bins.
First Port Property Management.

Description

The property is situated within a short walk of the town centre and sea front with amenities including newsagents, medical centre and library.

The property is part of a complex of retirement properties for the over 55's and is serviced by a house manager.

The property is set in an attractive plot overlooking the well maintained communal gardens to the rear.

Directions

At the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street passing Lidl supermarket on the left hand side. Take the second turning left into Priory Gardens.

Material Information

Additional information not previously mentioned
Council Tax Band-B
EPC-D

PROPERTY DESCRIPTION

- Mains electric and water
- Water metered
- Electric heating
- Mains drainage
- 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
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:
flood-map-for-planning.service.gov.uk/location



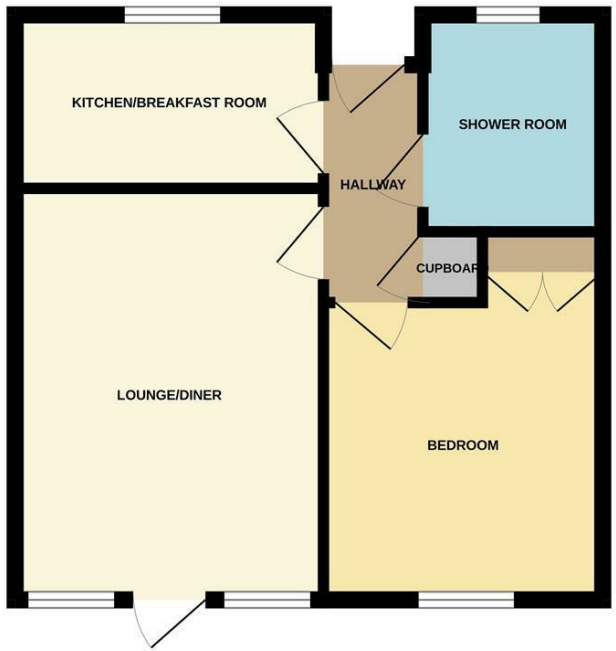












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

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, Amicus Law up to £175 inc VAT Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Lyons Bowes Solicitors up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT, Taylor Rose Ltd. up to £210 inc. VAT