



£180,000

TFF, The Esplanade, Burnham-on-Sea, TA8 1BE



 2
Bedrooms

 1
Bathroom

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A 2 BEDROOM TOP FLOOR MAISONETTE within a FOUR-STOREY TERRACED RESIDENCE

THE PROPERTY

Top Floor Flat, 13A The Esplanade, Burnham-on-Sea, TA8 1BE

Communal Porch, Hall & Staircase leading to:

Entrance Door with Stairs to Landing

Living Room, Kitchen-Diner, 2 Bedrooms and Bathroom

Gas Central Heating, Partial Double Glazing and Parking Space.

Superb views are enjoyed across the Beach, Sea and Quantock & Welsh Hills.

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THE PROPERTY

Access to the Block: Initially accessed by communal Porch, Hall and Staircase. Wooden door leading to landing to lower level comprising Cloaks Cupboard, Kitchen-Diner, Double Bedroom and Bathroom; and further stairs leading to upper level to Large westerly-facing Living Room with superb views of the Beach, Sea and Quantock & Welsh Hills and Double Bedroom. Gas Central Heating, Partial Double Glazing and Parking.

The Sale will include the fitted carpets/floor coverings, blinds and light fittings.

SITUATION

A four-storey terraced residence which was converted, in the late 1970s, into 4 spacious Flats. This particular Maisonette is to be found on the Top Level and enjoys panoramic views of the Beach, Sea, Steart Island and the Quantock & Welsh Hills.

THE FLAT

Accessed via a wooden door with inset high-level fanlight. Staircase leading to:-

LANDING

Built-in cloaks/storage cupboard with low level shelf. Consumer unit, intercom phone and two radiators. Loft access. Stairs leading to the upper level, comprising:-

LIVING ROOM *20'2 x 17'5*

Two westerly-facing windows with superb views of the Beach, Sea, Steart Island and Quantock & Welsh Hills. Single and double radiators. Television and telephone points. Feature fireplace mantle and hearth with coal-effect electric fire.

BEDROOM

Recessed cupboard with louvered doors and numerous shelves (some slatted). Range of wardrobes with shelving and mirror-fronted sliding doors. Double radiator and double glazed window with views over inland roofs to the Mendip Hills.

Landing, with smoke detector, gives access to:-

KITCHEN-DINER *10'5 x 9'8*

Inset single drainer stainless steel sink unit h/c. Range of base and drawer units, wall cupboards and contrasting worktops. Integrated 'Moffat' double oven, 4-ring electric hob, and free-standing 'Proline' refrigerator with small freezer compartment. Radiator, southerly-facing window and inset ceiling spotlights.

BEDROOM *12'2 x 9'2*

Feature un-used fireplace. Range of wardrobes/storage cupboards with additional high-level cupboards and also housing the 'Ideal' Logic gas fired combination boiler (installed in Jan 2016). Radiator, telephone point and easterly-facing double glazed window with views of the Mendip Hills, Brent Knoll and, on a clear day, distant Glastonbury Tor. Loft access.

BATHROOM *8'1 x 6'6*

White suite comprising pine-panelled bath h/c with tiled splash back and 'Redring Super 7x' shower mixer, rail and curtain. Pedestal wash hand basin h/c with tiled splash back and retractable circular mirror. Low-level WC with wooden seat. Part pine-panelled walls. Radiator and two obscure glass southerly-facing windows.

OUTSIDE

Parking Space at the Rear (a quarter share of the 4 parking spaces, on a first-come, first-served basis). . Gas Meter Box is to be found externally to the front. Electric Meter is to be found in the low-level Flat.

SERVICES

Mains Water, Electricity, Gas and Drainage are connected.

TENURE

Long Leasehold - Remainder of a 250-Year Lease from 24 June 1979.

Vacant Possession on Completion.

****NO ONWARD CHAIN****

OUTGOINGS

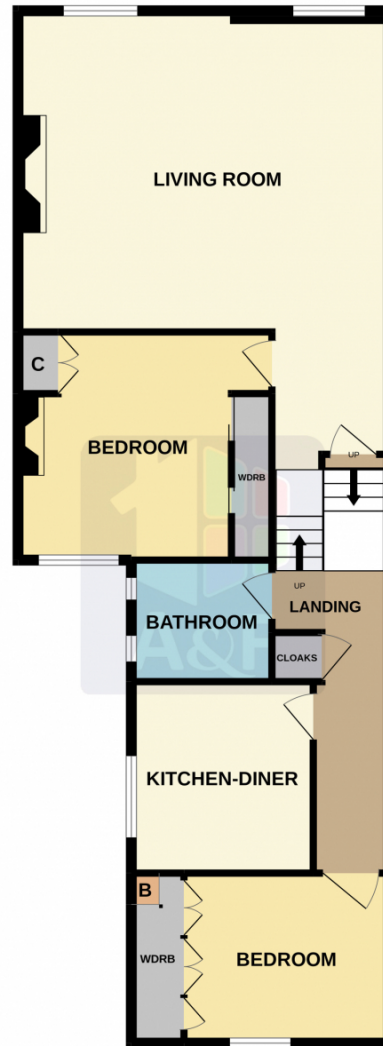
Sedgemoor District Council, Tax Band: B £1,573.30 for 2022/23 .

Service Charge: £500 per annum .

Perpetual Yearly Ground Rent: £15 .15s.0d (Deed dated 13 Jan 1897)



SECOND FLOOR
953 sq.ft. (88.5 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.5 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

