



Asking Price £66,000
Rectory Road, Burnham-on-Sea, TA8 2BX



 1
Bedroom

 1
Bathroom

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A PURPOSE BUILT, 2nd FLOOR, ONE BEDROOM, HOUSE-MANAGED, RETIREMENT FLAT WITH COMMUNAL GARDENS

THE PROPERTY

37 Homelane House, 3-5 Rectory Road, Burnham-on-Sea, TA8 2BX

Entrance Hall, Lounge, Kitchen, Bedroom with built-in wardrobe and Shower Room, Double Glazing & Electric Night Storage Heating.

COMMUNAL FACILITIES within the complex include: Lounge with Kitchenette, Laundry Room and Guest Suite (bookable on a first come first served basis), Wheelchair/Mobility Store and Visitors Car Park.

SITUATION

Standing in the sought after Rectory Road and being located just to the northern side of the town centre. The property is also within a short walk of the beach. Town centre provides various shopping and banking facilities together with supermarkets. Other facilities nearby include churches, doctors surgery, hospital and recreational facilities. Access to the M5 junction 22 at Edithmead is some 2 miles. Main line railway station in Highbridge.

CONSTRUCTION

Access to the upper levels of this complex can be accessed either via easily operated lift, or two staircases. Light and airy Flat due to windows in most rooms and some rooms are dual aspect.

COMMUNAL PARTS

Communal Hall & Lounge, Open fronted stores for wheelchairs/mobility vehicles, Laundrette, Stairs, Landing and Guest Suite (bookable on 'first come, first served' basis).

ACCOMMODATION

ENTRANCE HALL

Approached via wooden front door with inset letterbox and spyhole. Smoke detector and built-in airing cupboard housing the insulated hot water cylinder, slatted shelving, dual-rate electric immersion heater and electric meter/fuses.

LOUNGE *17' 6 x 10' 6 / 5.33m x 3.20m*

Electric night storage heater and dual aspect double glazed windows, facing approximately South and West, offering minor sea glimpse. Two double wall lights and intercome phone. Archway to:-

KITCHEN *7' 3 x 5' 5 / 2.21m x 1.65m*

Comprising range of base units, wine rack, corner wall cupboards and contrasting work surfaces with inset single drainer sink unit with mixer tap with double glazed window over and with minor view of the sea. Part tiled walls and fluorescent strip light. Free-standing appliances, which are available if the Purchaser so desires, includes 'Tefal' Maxi oven, 'Russell Hobbs' 2-ring cooker, 'Ice King' refrigerator, 'Logik' microwave and 'Electrolux' freezer.

BEDROOM *14' 2 x 8' 9 / 4.32m x 2.67m*

Electric night storage heater and approximately southerly-facing double glazed window. Telephone point, two double wall lights and built-in wardrobe with hanging rail and shelves over.

SHOWER ROOM *6' 7 x 5' 5 / 2.01m x 1.65m*

Comprehensively tiled walls and comprising large cubicle with 'Mira' Zest unit, rail and curtain. Vanity unit with inset wash hand basin h/c with mirror over and low level WC. Mirror-fronted cabinet and extractor fan.

OUTSIDE

Communal Gardens & Parking

SERVICES

Mains Water, Electricity and Drainage are connected.

TENURE

Leasehold - Remainder of a term of 99 years from 1 September 1984. Vacant possession on completion. ****NO ONWARD CHAIN****

OUTGOINGS

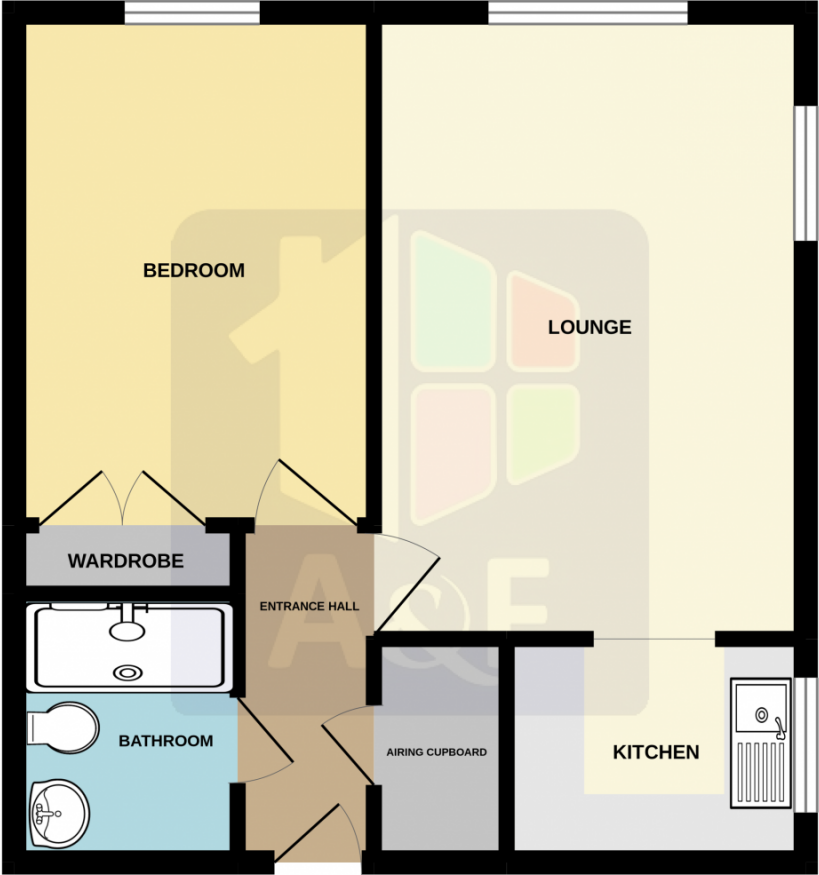
Sedgemoor District Council. Council Tax Band: A £1,312.57 for 2022 /23

Ground Rent: approx. £500 p.a.

Service Charge: £2,776.84 for 1Sep22 to 31Aug23 - includes Water, Buildings Insurance and Maintenance of Communal Areas.



GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 399 sq.ft. (37.1 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	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

