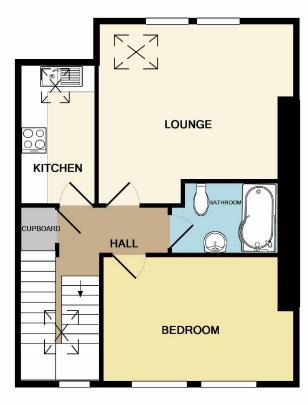
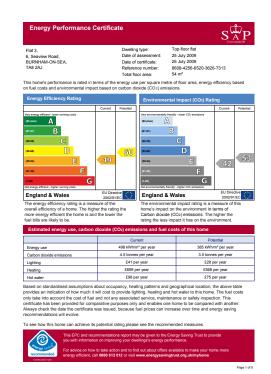


**ENTRANCE FLOOR** 



#### 2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Made with Metropix ©2016



THE VENDORS AGENTS HAVE NOT HAD THE OPPORTUNITY OF TESTING ANY OF THE SERVICES AT THE PROPERTY TO ENSURE THAT THEY ARE IN WORKING ORDER, ANY PROSPECTIVE PURCHASERS MUST SATISFY THEMSELVES THAT ALL SERVICES AND APPLIANCES ARE IN WORKING ORDER. WHILE EVERY EFFORT HAS BEEN MADE TO ENSURE THEIR ACCURACY, THE MEASUREMENTS ARE ONLY TO BE TAKEN AS APPROXIMATE & FOR GUIDANCE PURPOSES ONLY.







#### Fax: 01278 79 21 23 www.abbottandfrost.co.uk abbottandfrost@btconnect.com

Tel: 01278 78 22 66

Seaview Road, Burnham On Sea £97,950





**ABBOTT** 





### A LIGHT AND SPACIOUS 2ND FLOOR FLAT WITH GAS CENTRAL HEATING AND PARKING SPACE SITUATED JUST NORTH OF THE TOWN CENTRE

- DOUBLE BEDROOM
- LOUNGE

ALLOCATED PARKING

KITCHEN

- GAS C.H & DBLE GLZG
- \*NO ONWARD CHAIN\*

# Flat 3, 6 Seaview Road, Burnham On Sea, Somerset, TA8 2AJ

A SPACIOUS AND LIGHT, RECENTLY **REDECORATED 2nd FLOOR APARTMENT** situated just north of the town centre and a "stones throw" to the beach and Esplanade.

An excellent range of amenities can be found close at hand including the Burnham and Berrow Golf Club, Swimming Academy, and for walkers, miles of sandy beach to explore. For the commuter, junction 22 at Edithmead is approximately 1½ miles and gives easy access to Bristol, Taunton and the rest of the country. There is a mainline railway station at nearby Highbridge.

#### THE PROPERTY

well planned The and accommodation of this self contained flat forms the second floor of this converted period building. The property has the benefit of gas fired central heating via a Worcester combination boiler and double glazed windows. There is an allocated parking space to the front and visitor space to the rear of the building.

property The attracts NO MANAGEMENT CHARGES and \*NO ONWARD CHAIN\*

## **ACCOMMODATION**

Shared Entrance at ground floor level with stairs to the first floor, entrance door to the self contained flat with stairs leading to the second floor, double glazed window and double glazed Velux skylight.

#### SECOND FLOOR

LANDING. Radiator, cupboard with with slat shelving and Worcester gas fired boiler, programmer control, entry phone system for front door, telephone point, roof access.



# bright LOUNGE 4.50m x 4.24m max (14'9" x 13'11" max)

Double glazed windows and Velux skylight, radiator, t.v aerial point,, coved ceiling,



# KITCHEN 3.29m x 1.80m (10'10" x 5'11")

Range of modern units including an inset stainless steel sink unit, plumbing for washing machine, drawer and and laminate flooring, mirror and cupboard base units and wall mounted shaver point/light. cupboards, Zanussi 4 ring hob, built spotlights. under Zanussi oven and Moffat cooker hood over. Tiling to splash-backs, double glazed Velux skylight, fridge space, coved ceiling and spotlights, radiator, laminate floor.



# **BEDROOM 4.50m max x 2.98m** (14'9" max x 9'9")

Two double glazed windows, radiator, coved ceiling.



# BATHROOM 2.30m x 1.70m (7'7" x 5'7")

Contour bath with shower over and glazed screen, H & C mixer shower tap and Mira shower mixer control over. Pedestal wash hand basin, low level w.c., corner cupboard, tiled surrounds Extractor



### **OUTSIDE**

Allocated parking space to the front and occasional visitor parking space to the rear of the building.

#### **TENURE**

LEASEHOLD - 999 years from 24th June 1992.

\*\*NO ONWARD CHAIN\*\*

### **SERVICES**

Mains electricity, water, drainage and gas. Gas fired central heating.

## **OUTGOINGS**

Sedgemoor District Council.

No management charge is levied although each flat is responsible for a one third of any agreed amount for maintenance or repairs. Building Insurance; £150 per flat. Approximately £12.00 per quarter for communal electricity to cover lighting to hallway and stairs.

## **VIEWING**

By appointment with the Sole Agents, ABBOTT & FROST 01278 782266 DSB