



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  
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**Energy Performance Certificate**

Flat 3,  
6, Seaview Road,  
BURNHAM-ON-SEA,  
TA8 2AJ

Dwelling type: Top-floor flat  
 Date of assessment: 25 July 2009  
 Date of certificate: 25 July 2009  
 Reference number: 8608-4256-6520-3626-7313  
 Total floor area: 54 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	B	A	B
B	C	B	C
C	D	C	D
D	E	D	E
E	F	E	F
F	G	F	G
G		G	

Energy Efficiency Rating: Current 49, Potential 60  
 Environmental Impact (CO<sub>2</sub>) Rating: Current 42, Potential 53

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home		
	Current	Potential
Energy use	498 kWh/m <sup>2</sup> per year	385 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.5 tonnes per year	3.5 tonnes per year
Lighting	£41 per year	£28 per year
Heating	£899 per year	£568 per year
Hot water	£98 per year	£75 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 812 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

**ABBOTT & FROST**  
 Letting and Property Management  
 Estate Agents  
 Valuers

**Seaview Road, Burnham On Sea**  
**£97,950**



**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\*

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.

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## 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

The well planned and bright 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.

The property 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.



### 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 cupboard base units and wall mounted cupboards, Zanussi 4 ring hob, built 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

and laminate flooring, mirror and shaver point/light. Extractor fan, spotlights.



### 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