Monks Way, Burnham-on-Sea
£174,950

A 2 BEDROOM SEMI-DETACHED RETIREMENT BUNGALOW CONVENIENTLY SITUATED FOR THE TOWN CENTRE AND SEA FRONT

- 2 DOUBLE BEDROOMS
- GOOD SIZED KITCHEN
- RETIREMENT BUNGALOW
- CONVENIENT LOCATION
- WELL-TENDED COMMUNAL GARDENS
- *NO ONWARD CHAIN*

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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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantees can be given with respect to planning permission or fitness of purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

The Data Protection Act 1998

Please note that all personal provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent.


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**THE PROPERTY:**

**SITUATION:**
A modern complex of 1 and 2 bedroom bungalows and 2 bedroom flats within easy walking distance of local amenities including Bowls Club and heated indoor Swimming Pool/Academy. The M5 interchange at Edithmead is approximately 2 miles away giving easy access to the South West, Bristol and the M4.

There is a 24hr Care Support service available via easily used pull cords to Manager or alternatively Careline.

**CONSTRUCTION:**
Built of traditional cavity wall construction having a tiled felted and insulated roof. The bungalow benefits from cavity wall insulation, double glazing and electric heating.

**DIRECTIONS:**
From our office, proceed inland before turning right into Oxford Street. Proceed for a short distance before turning left into Priory Gardens. Monks Way is then approximately 150 yards along on one's right hand side, where one can park before the complex of bungalows.

**ACCOMMODATION**

**ENTRANCE PORCH:**
Approached via obscure glass double glazed sliding door with matching static panel. Inset electric meter cupboard and overhead light.

**HALL:**

**LOUNGE:** 17’3 x 11’3 (5.26m x 3.43m)
‘Dimplex’ electric night storage heater. Television point. Alarm pull cord. Double glazed westerly facing door with matching side panels to paved area and the well-tended communal gardens.

**KITCHEN-DINER:** 14’10 x 7’8 (4.52m x 2.34m)
Inset one and a quarter bowl single drainer stainless steel sink unit with mixer tap. Range of base and drawers units, wall cupboards and contrasting worktops. Double glazed window and 'Dimplex' electric wall fire. Part tiled walls, 'Zanussi' cooker hood, electric cooker panel, television facility, dimmer switch, plumbing for automatic washing machine and space for upright fridge/freezer.

**BEDROOM 1:** 13’1 x 9’10 (3.99m x 3.00m)
'Creda' panel heater and 'Dimplex' electric night storage heater. Telephone point and television point. Dimmer switch, double glazed westerly facing window and built-in wardrobe with eye level rail, shelf and sliding doors. Alarm pull cord.

**BEDROOM 2:** 9’9 x 8’9 (2.97m x 2.67m)
Ideal for dining room if preferred. ‘Creda’ panel heater and double glazed window. Alarm pull cord.

**SHOWER ROOM:** 9’10 x 5’7 (3.00m x 1.70m)
Re-fitted in Spring 2013 and having part tiled walls, tiled sills and comprising double sized cubicle with Mira mixer, pedestal wash hand basin h/c and low level WC. Heated towel rail and 'Dimplex' electric wall fire over. Alarm pull cord, light with shaver point and adjoining obscure glass double glazed window.

**OUTSIDE:**
Paved path to the rear of the property and private garden area with bushes.

**COMMUNAL AREA:**
Well-tended communal gardens comprising lawns, borders and mature trees. Parking and recycling store.

**ENERGY PERFORMANCE RATING:**
D59

**SERVICES:**
Mains Electricity Water & Drainage are connected.

**TENURE:**
Freehold
Vacant Possession on Completion
**NO ONWARD CHAIN**

**AGENTS NOTES:**
New Residents Accepted from 55 Years of Age. Cats & Dogs are generally accepted, subject to the terms of the Lease and Landlord (Management Company) permission which must be sought.

**OUTGOINGS:**
Sedgemoor District Council, Tax Band:  C £1,448.60 for 2017/18
Service Charge: £1,688.44 per annum (TBC) which includes: 24hr Careline Support, Communal Gardens, Buildings Insurance and External Maintenance.

Details by: JF