

14A Adam Street

Burnham-On-Sea, TA8 1PG

Price £140,000

BERRYMAN'S

PROPERTY DESCRIPTION

Situated only a short distance from Burnham-on-Sea is this detached, cottage style house which is ideal for investors or first time buyers.

The property benefits from having a gated off street parking space.

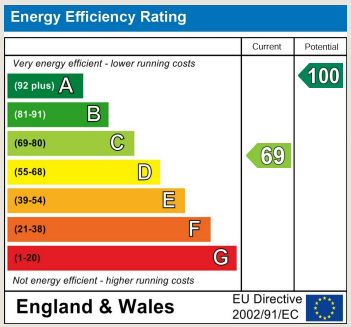
Detached cottage style property *Lounge/kitchen *Stairs to first floor *Bedroom *Shower room *Off street parking *Double glazed windows *Electric heating *Ideal for investors/first time buyers

Local Authority

Somerset Council Tax Band: A

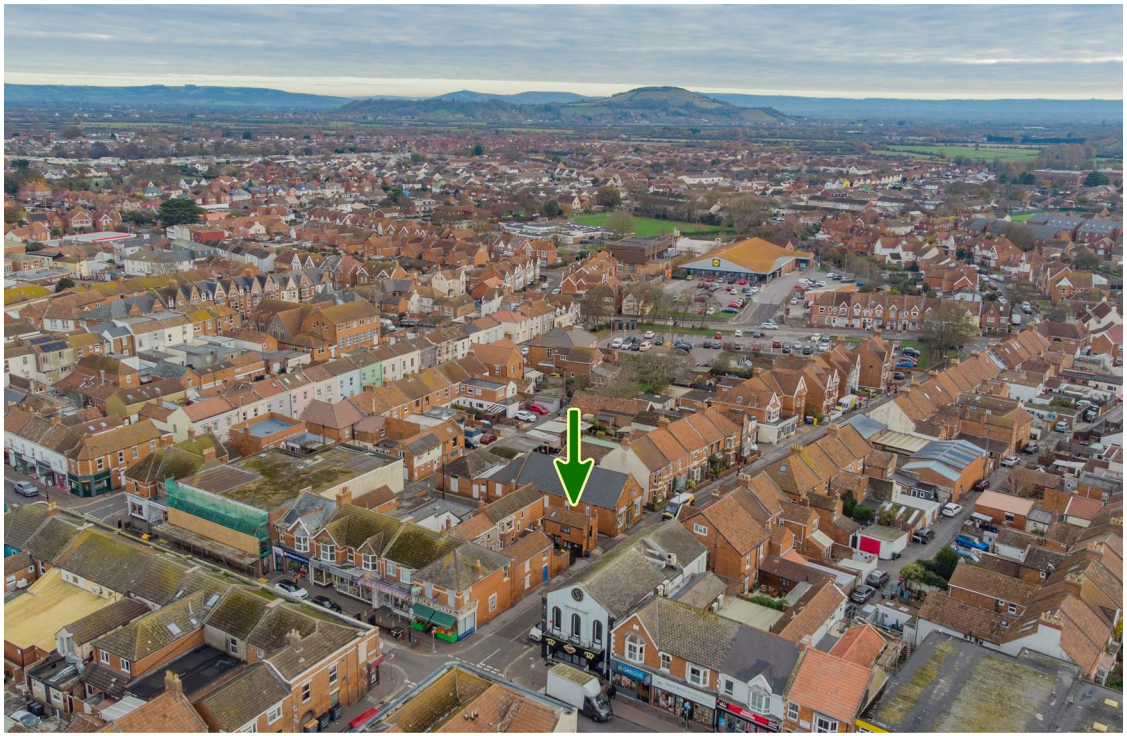
Tenure: Freehold

EPC Rating: C













PROPERTY DESCRIPTION

Accommodation (measurements are approximate)

Upvc double glazed barn style door allowing access to:

Lounge/kitchen

18'4" x 9'6" (5.60 x 2.91)

Fitted with a range of wall and base units to incorporate single bowl sink drainer unit, space for electric oven, space and plumbing for automatic washing machine

Stairs to first floor

Bedroom

11'10" x 6'3" (3.62 x 1.91)

Generously sized room with Upvc double glazed window and feature part glazed barn style door.

Shower room

6'1" x 5'0" (1.86 x 1.54)

Fitted with a white suite comprising of a corner shower cubicle, wash hand basin, close coupled w/c, towel rail and Velux window

Outside

To the front of the property is a low maintenance courtyard garden that can be used for off street parking or for a hosting area

Description

Located within a short distance from Burnham-on-Sea town centre and sea front is this cottage style house that benefits from having off street parking.

The property is in good order throughout and has a Council tax band A and an EPC band C making it ideal for first time buyers or investors.

Directions

From our office, proceed down the High Street towards Abingdon Street, turning left into Adam Street.

Proceed a short distance down Adam Street where the property can be found on the left hand side.

Material Information

Additional information not previously mentioned

Council Tax Band-A

EPC-C

- Mains electric and water
- Water metered
- Heating - electric room heating

PROPERTY DESCRIPTION

- Mains sewerage
- No flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the
Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location


PRIVATE PROPERTY
PLEASE KEEP OUT
Ives Cottage
14A Adam Street

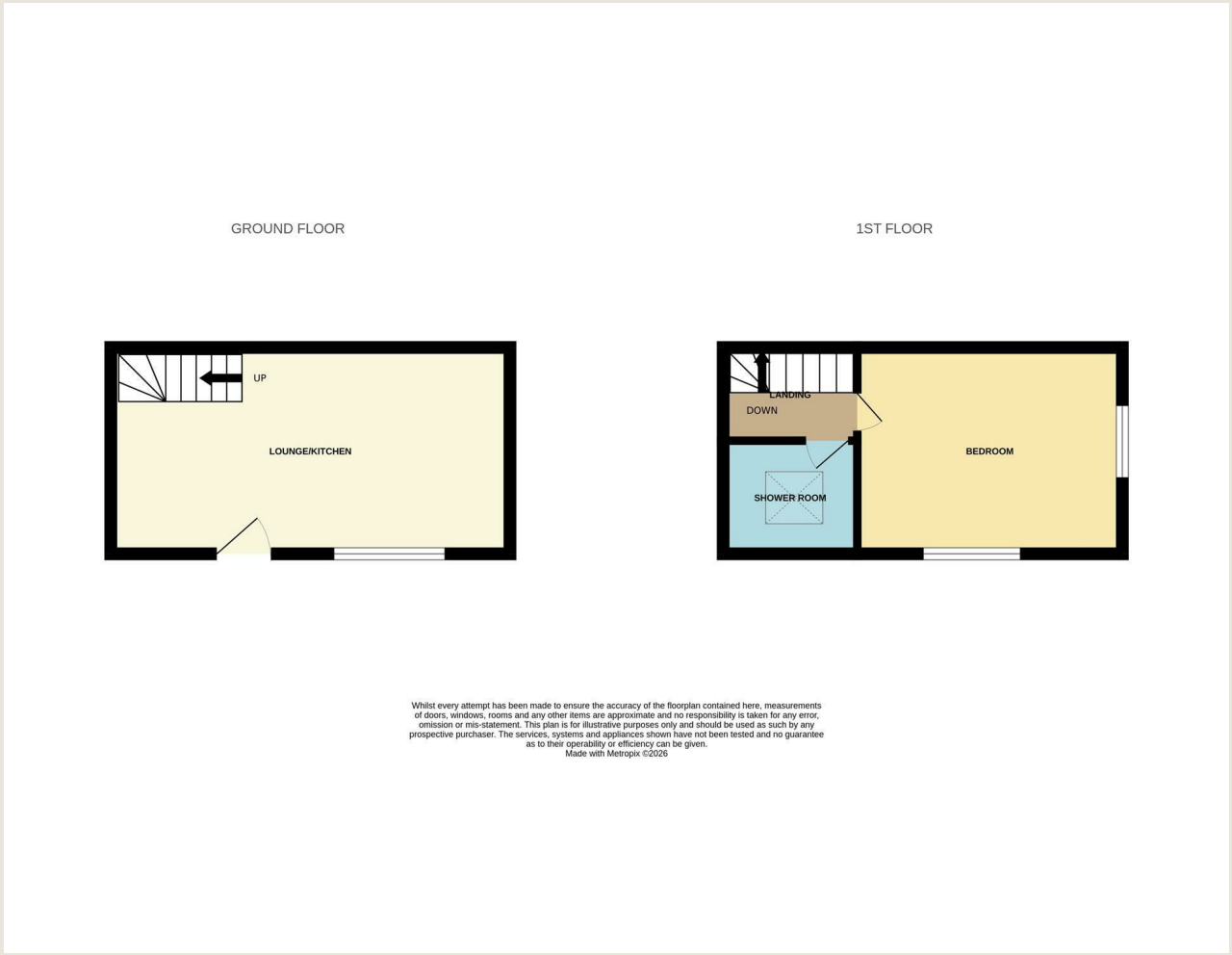














TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 793700

sales@berrymansproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.

2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:
Alletsons up to £180 inc. VAT, Amicus Law up to £175 inc VAT Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Lyons Bowes Solicitors up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT, Taylor Rose Ltd. up to £210 inc. VAT