

34 St. Christophers Way

Burnham-On-Sea, TA8 2PD

Price £145,000

BERRYMAN'S

PROPERTY DESCRIPTION

An attractive, two bedroom, second floor apartment situated just over a mile from the Burnham on Sea town centre and within walking distance of the beach.

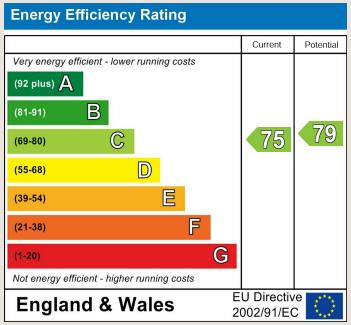
Communal entrance hall* Door to apartment* Entrance hall* Lounge with double glazed by window* Kitchen* Two bedrooms* Bathroom* Electric heating* Double glazing* Communal gardens* Allocated parking space* Extended lease*

Local Authority

Somerset Council Tax Band: B

Tenure: Leasehold

EPC Rating: C













PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Communal entrance door to the entrance hall with stairs to the second floor.

Entrance door to the:

Entrance Hall

Access to roof space, night storage heater and built in storage cupboard with hanging rail and shelf.

Lounge

14'9" plus bay window x 11'5" (4.50 plus bay window x 3.48)

Double glazed bay window overlooking the front. Fireplace with inset log effect electric fire with mantel over and hearth. Night storage heater and access to roof space.

Kitchen

9'4" x 5'9" (2.85 x 1.76)

Fitted with a range of base units and drawers with matching wall mounted cupboards over, contrasting worktops with space under for washing machine, space for fridge/freezer, built under electric oven and four ring electric hob with extractor over, tiled splashbacks, single drainer stainless steel sink unit with mixer tap and double glazed window overlooking the rear.

Bedroom 1

10'7" x 9'10" (3.23 x 3)

With double glazed window overlooking the front. Wall mounted electric heater.

Bedroom 2 (currently Study)

9'8" x 6'7" (2.96 x 2.01)

Double glazed window overlooking the rear and wall mounted electric heater. Built in airing cupboard with hot water tank and slatted shelf.

Bathroom

5'9" x 5'8" (1.76 x 1.73)

Fitted with a white suite comprising panelled bath with wall mounted shower over and glazed screen. Low level w.c., pedestal wash hand basin, tiled splashbacks, obscure double glazed window, heated ladder style towel rail.

Outside

Communal gardens.

Free parking permit for allocated parking. NPC controlled

Tenure

LEASEHOLD

189 years remaining (commencing on 31st March 2006 and expiring on 28th February 2195)

Annual Service Charge £760.50 (62.55 per month) reviewed annually.

To have a dog or cat, permission is required from LiveWest

PROPERTY DESCRIPTION

Description

This modern, second floor apartment is situated just over a mile from Burnham on Sea town centre which offers a range of amenities, shops, offices, cafes etc. At the end of St. Christophers Way sits the Burnham and Berrow Championship Golf Course with beach beyond.

The accommodation briefly comprises: Communal entrance hall with stairs to second floor, entrance hall with entry phone, good-size lounge with bay window overlooking the communal front gardens and play area, kitchen with built in oven and hob, two bedrooms and a bathroom with white suite.

The property is electrically heated, double glazed and the lease was extended by the current Vendor in March 2025 and now has approximately 189 years remaining.

Externally, there are communal gardens to the front and side and a parking area with allocated parking space (numbered 7).

An early inspection to view is recommended.

Directions

From the Esso garage at the top of Love Lane, proceed in a northerly direction onto Manor Road into Berrow Road. Continue along the Berrow Road and after passing the inland lighthouse on the left, take the third turning left into St Christophers Way where the apartments can be found immediately on the left. For access to the parking area, take the first turning left of St. Christophers Way into Patricia Close and bear left where the parking area can be found at the back of the building.

Material Information

Additional information not previously mentioned

Council Tax Band-B

EPC-C

- Mains electric and water
- Water metered
- Electric room heaters
- Mains drainage
- 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



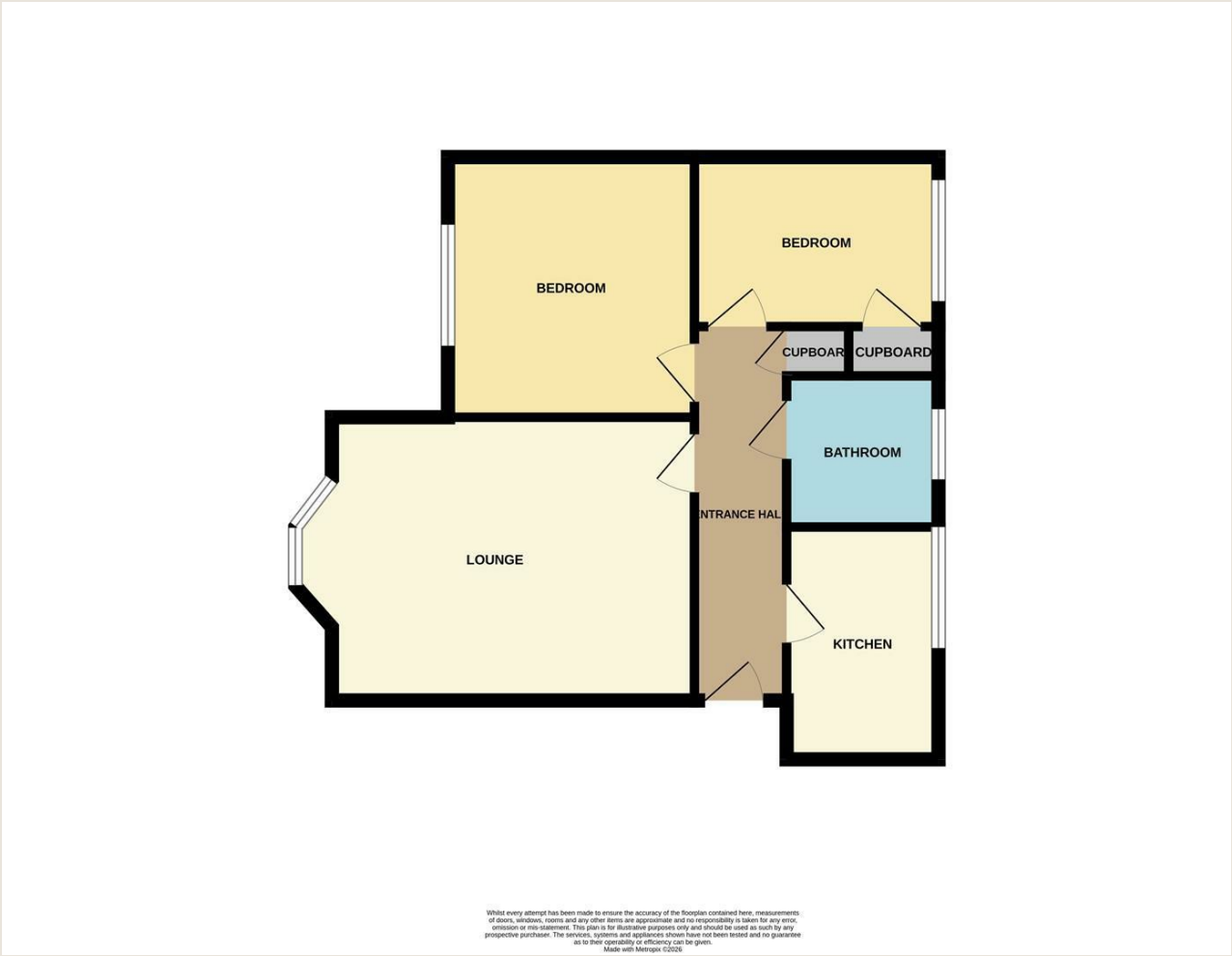





WARNING







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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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

BERRYMAN'S

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