

Ground Floor Flat & First Floor Flat, 51 Oxford Street

Burnham-On-Sea, TA8 1EN

Price Guide £190,000

BERRYMAN'S

PROPERTY DESCRIPTION

GUIDE PRICE £190,000-£250,000

Older style detached house that has been sub divided into two self contained flats offering the potential for an income of £21,000 per annum.

In need of modernisation and improvement.

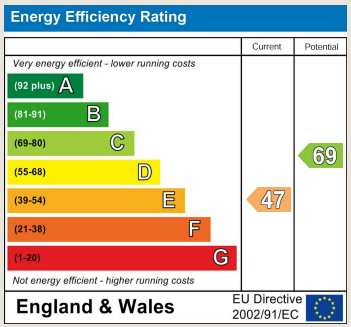
Ground Floor Flat: Kitchen/diner* lounge* two bedrooms* bathroom.
First Floor Flat: Kitchen/diner* lounge* bedroom* bathroom* two attic spaces.
The property benefits from gas central heating, upvc double glazing and ample parking.

Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: E













PROPERTY DESCRIPTION

Ground Floor Flat

Upvc double glazed door to the:

Entrance Hall

Storage cupboard, radiator.

Lounge

17'1" maximum x 10'9" (5.21 maximum x 3.30)

Upvc double glazed bay window to the front.

Kitchen/Breakfast Room

10'4" x 8'7" (3.15 x 2.62)

Fitted with a range of wall and floor units to incorporate single drainer sink unit, plumbing for automatic washing machine, space for fridge/freezer and upvc double glazed window to the side.

Bedroom 1

13'4" x 10'1" (4.08 x 3.08)

Upvc double glazed window to the front.

Bedroom 2

10'11" x 8'8" (3.35 x 2.66)

Upvc double glazed window to the front.

Bathroom

7'2" plus recess x 5'6" plus recess (2.20 plus recess x 1.68 plus recess)

Panelled bath with shower over, pedestal wash hand basin and close coupled w.c. Cupboard housing the gas combination boiler supplying domestic hot water and radiators. Upvc double glazed obscured window to the rear.

First Floor Flat

External staircase leads to a landing area where there is an area of decking with upvc double glazed door giving access to the:

Kitchen/Diner

10'5" x 8'7" (3.20 x 2.62)

Fitted with a range of wall and floor units to incorporate single drainer sink unit, plumbing for washing machine, space for fridge/freezer, upvc double glazed window to the side.

Inner Hallway

Upvc double glazed window to the front. Stairs rising to attic areas.

Lounge

14'2" x 10'7" (4.32 x 3.25)

Upvc double glazed window to the front.

Bedroom 1

13'4" x 10'3" (4.08 x 3.14)

Upvc double glazed window to the front.

Bathroom

7'3" x 5'5" plus recess (2.21 x 1.66 plus recess)

Panelled bath with shower over, pedestal wash hand basin and close coupled w.c. Heated towel rail and upvc double glazed obscured window to the rear.

PROPERTY DESCRIPTION

Attic Area 1

11'0" x 7'9" (3.36 x 2.37)

Restricted headroom and two upvc double glazed windows to the side.

Attic Area 2

13'5" x 7'3" (4.10 x 2.23)

Upvc double glazed window to the front.

Outside

The property has a large area laid to decorative stone to the left hand side and to the front offering off street parking for numerous vehicles.

Two useful storage cupboards located under the external staircase giving access to the first floor flat.

Description

This older style detached property has been sub divided into two self contained flats with a two bedroom ground floor flat and a first floor one bedroom flat offering the potential to create an income in the region of £21,000 per year.

The property is in need of some modernisation and improvement but offers great opportunity for an investor, home and income or multi generational living etc.

An early application to view is strongly recommended by the vendors selling agents.

Directions

At the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street and the property will be found just before Lidl supermarket on the left hand side.

Material Information

Additional information not previously mentioned

Council Tax Band- Ground floor flat-B, Top floor flat-A

EPC- Ground floor flat-E, Top floor flat-D

- Mains electric, gas and water
- Water metered
- Gas central heating
- 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















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

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sales@berrymansproperties.net

IMPORTANT NOTICE

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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, 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

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