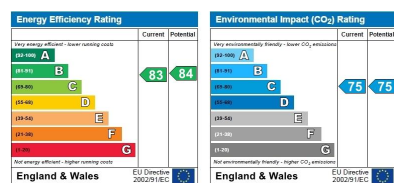


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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. For further information about the Consumer Protection from Unfair Trading Regulations 2008 see - <http://www.legislation.gov.uk/uksi/2008/12277/contents/made>



Homelane House, Rectory Road, Burnham-on-Sea  
£65,000



**A PURPOSE BUILT, FIRST FLOOR, HOUSE MANAGED RETIREMENT FLAT WITH COMMUNAL GARDENS. THE FLAT MAY BE PURCHASED PARTLY OR FULLY FURNISHED IF SO DESIRED.**

- Purpose-Built Retirement Flat
- Close to Town
- Bedroom, Lounge & Kitchen
- House Manager & Communal Areas
- Parking Area & Mobility Store
- Laundry Room & Lift on premises



## 17 Homelane House, Rectory Road, Burnham-on-Sea, Somerset, TA8 2BX

### TO VIEW:

#### PLEASE KINDLY NOTE:

All viewing appointments are limited to 2 persons from one household, with all visiting parties please wearing face masks and kindly adopting a 'no-touching' protocol inside all our vendors' properties. Many thanks for your kind co-operation during these uncertain times.

### DESCRIPTION:

The first floor flat underwent a modernisation programme in 2015 with redecoration, new carpets, refitting of Kitchen and converting Bathroom to Shower-room.

The sale will include the fitted carpets/floor coverings, nets, curtains and light fittings. The furniture/appliances are available and can be included within the sale if so desired.

Communal Hall & Lounge, Open fronted stores for wheelchairs/mobility vehicles, Laundrette, Stairs, Landing and Guest Suite (bookable on 'first come, first served' basis).

### ACCOMMODATION:

#### ENTRANCE HALL:

Approached via wooden door with inset letterbox. Smoke alarm and rectangular wall mirror. Built in airing cupboard housing the factory lagged hot water cylinder, slatted shelving, dual rate immersion heater, electrics (including meter) and also offering excellent storage for vacuum cleaner, ironing board etc.

#### LOUNGE: 17'6 x 10'8 (5.33m x 3.25m)

Television, telephone and intercom facilities. Doorbell and double glazed window. Feature log effect remote control electric fire with substantial shelf over. 2'9 wide arched opening to;

#### KITCHEN: 7'4 x 5'5 (2.24m x 1.65m)

Re-fitted in 2015 and comprising a range of base and drawer units, wall cupboards and contrasting worktops. Inset 1 ¼ bowl "Leisure" sink unit with mixer tap. Electric cooker facility, fluorescent strip light "Aidelle" extractor fan and easterly facing obscure glass double glazed window.

#### BEDROOM: 11'6 x 8'9 (3.51m x 2.67m)

Television point and double glazed window. Recessed wardrobe with rail and shelving over.

#### SHOWER-ROOM: 6'8 x 5'4 (2.03m x 1.63m)

Re-fitted in 2015 with panelled walls and comprising large cubicle with "Mira" mixer, pedestal wash hand basin H&C with double cupboard under, glazed shelf, mug holder, soap dish and oval mirror over. Low level W.C. Towel ring, double towel rail and rectangular wall mirror, "Dimplex" electric wall fire and "Manrose" extractor fan.

#### ENERGY PERFORMANCE RATING:

C69

#### SERVICES:

Mains Water, Electricity and Drainage are connected.

#### TENURE:

Long Leasehold 99 years from 1 September 1984.

Vacant possession on completion.

**\*\*NO ONWARD CHAIN\*\***

### OUTGOINGS:

Sedgemoor District Council. Council Tax Band: A

£1,256.27 for 2020/21

Ground Rent: approx. £500 p.a.

Service Charge: £1,857.80

for 1Sep20 to 31Aug21

to include Water, Buildings Insurance and Maintenance of Communal Areas.

### N.B

Single resident - must be over 60 years of age

Couples residing - one must be over the age of 60 and the other at least 55

