



9 Somerset Way

Highbridge, TA9 4AT

Price £129,950



PROPERTY DESCRIPTION

A purpose built second floor flat with en suite shower room to the master bedroom with designated off street parking situated within walking distance of Highbridge town centre, the main line railway link and the countryside.

Communal entrance hall with access to the second floor with security entry phone* entrance hall* lounge* kitchen* master bedroom with en suite shower room* second bedroom* bathroom* upvc double glazed windows* electric heating* designated off street parking.

Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating: C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		75	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Door with security entry phone to the:

Communal Entrance Hall

With stairs rising to the second floor landing.

Door to the:

Entrance Hall

Night storage heater, airing cupboard, cloaks cupboard.

Lounge/Diner

13'9" maximum x 13'10" (4.20 maximum x 4.22)

Upvc double glazed window to the front, night storage heater and television point. Archway through to the:

Kitchen

8'4" x 6'5" (2.55 x 1.97)

Fitted with a range of wall and floor units to incorporate single sink drainer unit, plumbing for automatic washing machine, upgraded recently installed integrated electric oven, hob and extractor fan, space for fridge/freezer. Upvc double glazed window to the front.

Master Bedroom

12'1" x 9'1" (3.70 x 2.79)

Electric panel heater, double glazed window.

En Suite Shower Room

7'10" x 2'9" (2.41 x 0.86)

Comprising shower cubicle, pedestal wash hand basin and close coupled w.c. Extractor fan and shaver point.

Bedroom 2

10'4" x 6'3" (3.16 x 1.91)

Electric panel heater, double glazed window.

Bathroom

7'10" x 5'10" maximum (2.41 x 1.78 maximum)

Comprising panelled bath, close coupled w.c. vanity wash hand basin and upvc double glazed obscured window.

Outside

The property benefits from having designated off street parking for one vehicle.

Tenure

Leasehold

155 year lease from 2003

Maintenance Charge - £782.04 per annum

Ground Rent - £125.00 per annum

Willow Brook (Highbridge) Management Co.Ltd

C/o Holdshare Management Services

Agents Note

No pets allowed.

Description

The property is situated in a popular development close to local amenities.

This attractive second floor flat benefits from having electric heating, upvc double glazed windows, off street parking with free visitor parking located to the front of the flat and the accommodation briefly comprises communal entrance hall with security entry phone system with stairs rising to the second floor, flat entrance hall, lounge, kitchen, two bedrooms with the master having an en suite shower room and family bathroom.

The property has been recently decorated and had replacement flooring laid.

The property would appear ideal for the first time buyer, as a buy to let investment or for the commuter.

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

Directions

At the motorway roundabout at Edithmead proceed towards Highbridge and at the next roundabout take a left onto Isleport Business Park. At the junction with Mark Road take a right turn and proceed towards the centre of Highbridge. Take the next left into Somerset Way and the property will be found on the left hand side.

Material Information

Additional information not previously mentioned

- Mains electric and water
- Electric heating
- 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

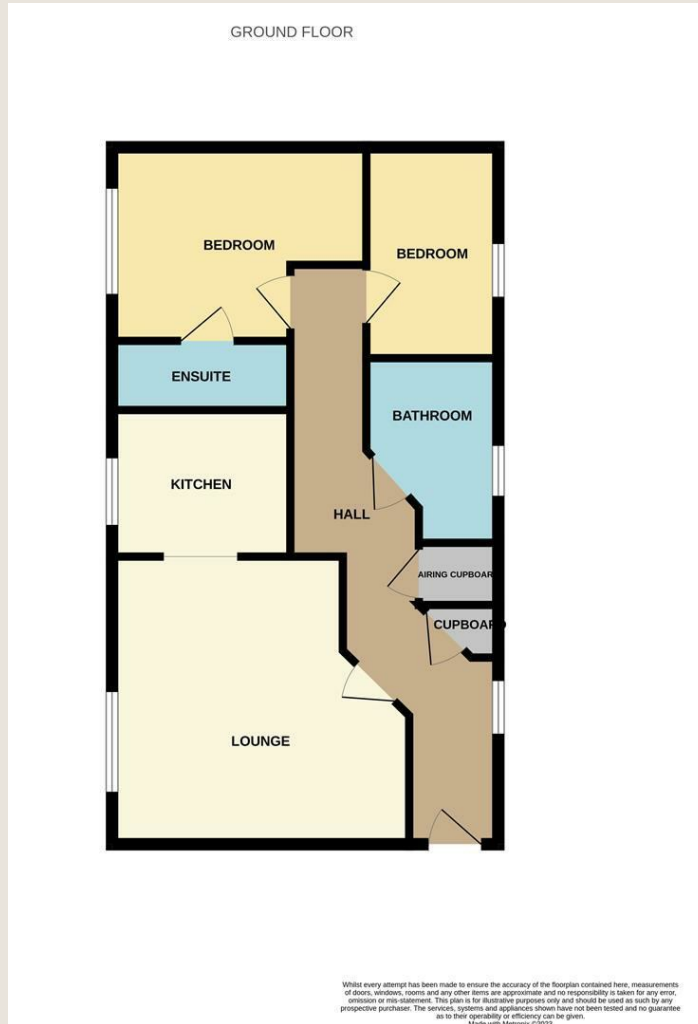
Ofcom checkers below:

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



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR 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. Berryman's 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 £180 inc VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 Inc VAT

