



19 Wessex House, 99 Church Street

Highbridge, TA9 3HP

Price £89,950



# PROPERTY DESCRIPTION

One bedroom, gas centrally heated, ground floor flat situated in a convenient location within the town centre of Highbridge.

Sold with tenant insitu who occupies under a rolling assured shorthold tenancy at a passing rent of £650 PCM

CASH BUYERS ONLY

Entrance hall\* open plan lounge/kitchen/diner\* one bedroom\* bathroom.



## 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) <b>A</b>                                 |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  | 78                      | 79        |
| (55-68) <b>D</b>                                   |  |                         |           |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |

# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Entrance storm porch with entrance door with obscure glazed panels to the:

### Entrance Hall

Radiator, hard flooring, built in storage cupboard and access to the:

### Open Plan Lounge/Dining/Kitchen

18'6" x 12'5" maximum (5.66 x 3.79 maximum)

Upvc double glazed bay window, telephone point.

To the kitchen rears a range of cream fronted base units and drawers with contrasting worktops over and space under for washing machine, fitted four ring gas hob with oven under and extractor hood over, three matching wall mounted cupboards, Ideal wall mounted gas fired boiler, one and a quarter bowl stainless steel sink unit, tiled splashback, upvc double glazed window. Space for fridge/freezer, radiator and space for breakfast table.

### Bedroom

10'5" x 8'3" (3.19 x 2.52)

With radiator, double glazed window to the front.

### Bathroom

7'9" x 4'1" (2.37 x 1.25)

Comprising white suite of panelled bath, pedestal wash hand basin and low level w.c. Tiled splashbacks, radiator and obscured double glazed window.

### Tenure

Leasehold

999 years from 01/01/2005

Chelvey Developments Limited

Ground Rent £125.00 per annum

Service Charge £1,549.92 per annum

### Description

This one bedroom ground floor flat is within close proximity of the town centre of Highbridge with amenities including Asda supermarket and the mainline line railway link.

The M5 motorway junction 22 at Edithmead provides easy access to the M5 corridor.

The flat is situated to the rear of the building and comprises entrance hall, open plan lounge/kitchen/dining room with attractive double glazed bay window, one double bedroom and a bathroom with a white suite.

The property benefits from gas fired central heating and double glazing and would appear to be a good opportunity for both the first time buyer or as an investment.

Cash Buyers Only

### Directions

From the M5 motorway junction 22 at Edithmead take the first exit onto the A38 towards Highbridge. Take the third turning off the next roundabout and proceed over the railway bridge and into the town of Highbridge. Take the second exit off the next roundabout into Church Street where Wessex House can be found on the right hand side.

### Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Not water metered
- Gas central heating
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

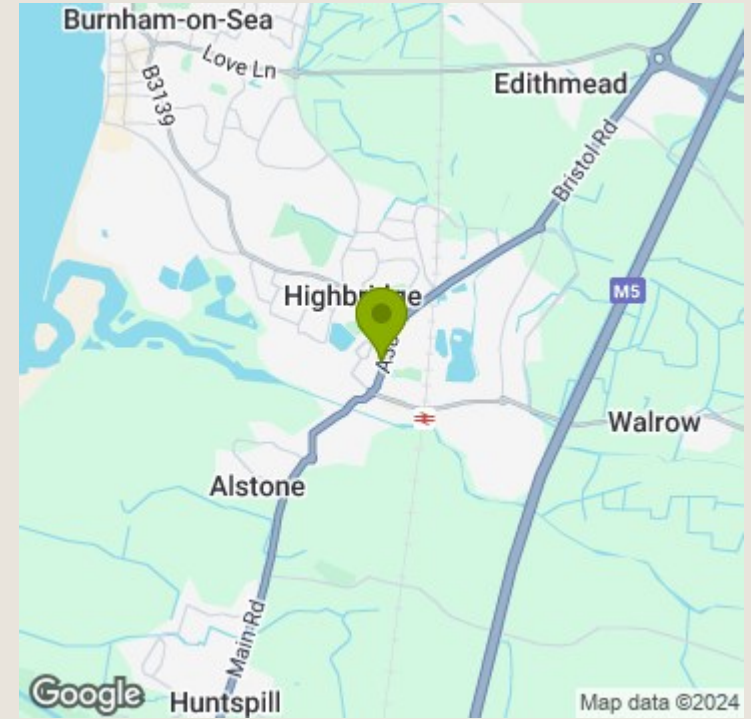
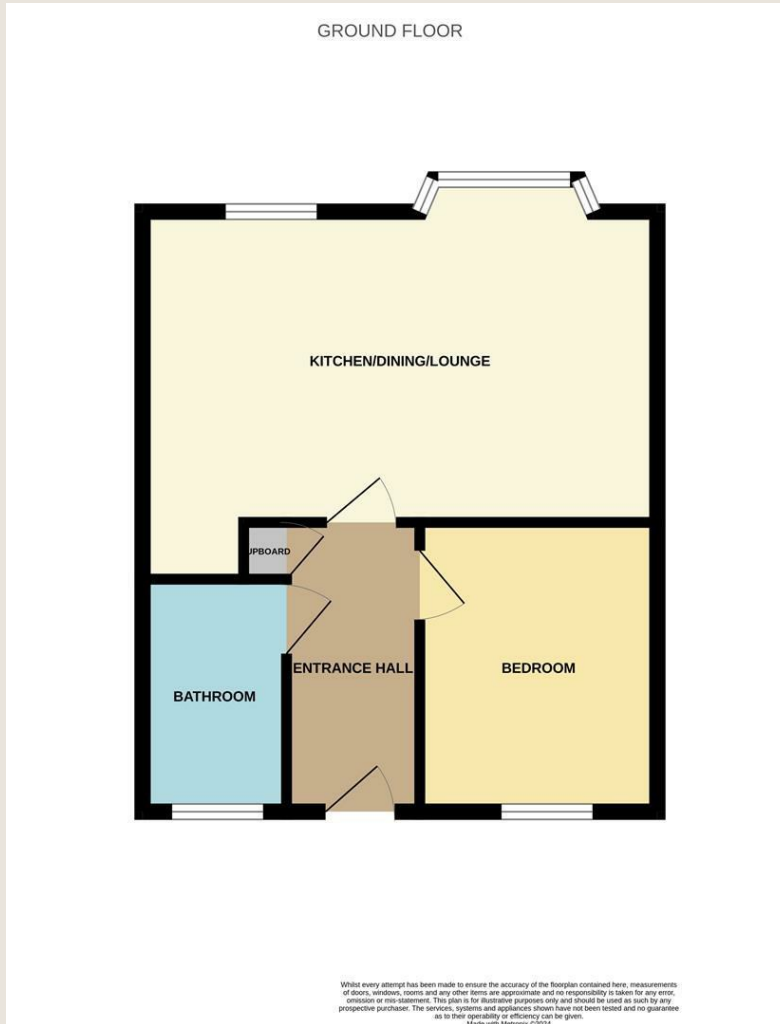
For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://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](mailto: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, Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

