



40 Mayflower Court

Highbridge, TA9 3BQ

Price £144,950



# PROPERTY DESCRIPTION

An Immaculately maintained, two bedroom, first floor flat with en suite shower room, parking and is situated in a convenient location.

Communal Entrance hall\* Entrance hall\* Dual aspect lounge/diner\* Modern fitted kitchen with built in oven and hob\* Two double bedrooms – master with en suite shower room\* Bathroom with white suite\* Gas central heating\* Double glazing\* Allocated parking space\* Must be viewed internally to be fully appreciated\*

## Local Authority

Somerset Council Council Tax Band: B

Tenure: Leasehold

EPC Rating: B



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	82
(69-80) <b>C</b>			
(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)**

Communal entrance door to the communal entrance hall. Stairs rise to the first floor.

Entrance door to Flat No. 40

## **Entrance Hall**

With radiator, entry phone system, built in storage cupboard, built in airing cupboard with hot water tank and slatted shelf.

## **Lounge/Diner**

17'5" x 10'4" maximum (5.33 x 3.16 maximum )

Dual aspect double glazed windows overlooking the front and rear.

Telephone point, television point, space for dining table and chairs.

## **Kitchen**

9'5" x 7'0" (2.89 x 2.14)

Fitted with a range of modern cream fronted units including base cupboards and drawers and matching wall mounted cupboards. Contrasting worktops with space under for washing machine and space for fridge/freezer. built in electric oven with four ring gas hob over and extractor hood. Radiator, single drainer stainless steel sink unit, wall mounted Potterton gas fired boiler concealed in wall cupboard, double glazed window overlooking the rear.

## **Master Bedroom**

11'11" plus door recess x 9'0" (3.64 plus door recess x 2.75)

Dual aspect double glazed windows overlooking the front and side. Radiator and door to the:

## **En Suite Shower Room**

6'0" x 6'0" maximum (1.85 x 1.83 maximum)

Shower cubicle with folding sliding shower door, wall mounted shower and tiled walls. Pedestal wash hand basin with tiled splashback, low level w.c., radiator, double glazed obscured window.

## **Bedroom 2**

11'8" plus door recess x 7'10" (3.57 plus door recess x 2.40)

With radiator, double glazed window.

## **Bathroom**

6'4" x 6'0" (1.95 x 1.85)

Fitted with a white suite comprising panelled bath with tiled splashbacks, low level w.c., pedestal wash hand basin with tiled splashback, radiator and obscure double glazed window.

## **Outside**

To the rear of the property there is an allocated numbered parking space for one vehicle.

## **Tenure**

Leasehold

# PROPERTY DESCRIPTION

155 years from 1st Jan 2007

Maintenance Charge £110.67 per month (£1,328.12 per annum)

The Exchange (Highbridge) Management Company

## Description

This beautifully presented, first floor flat is situated in a convenient location on the outskirts of the towns of both Highbridge and Burnham on Sea. The property has been maintained to a high standard throughout by the current vendor and offers spacious accommodation which briefly comprises; Entrance hall with storage cupboards, dual-aspect lounge/diner, modern, fitted kitchen, two double bedrooms – the master of which is again dual aspect and has the benefit of an en suite shower room. There is also a further bathroom with a white suite and an allocated parking space.

## Directions

At the roundabout at the M5 junction 22 proceed into Burnham-on-Sea and at the roundabout beside Tesco supermarket take the first exit onto Frank Foley Parkway. Proceed along Frank Foley Parkway and at the next roundabout take the first exit into Worston Road. Proceed down Worston Road bearing right into Donstan Road. Turn right at the end of Donstan Road into the continuation of Worston Road where Mayflower Court can be found on the left hand side. Turn into Mayflower Court and take the first right where the parking space and communal entrance door can be found on the right hand side.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- 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:

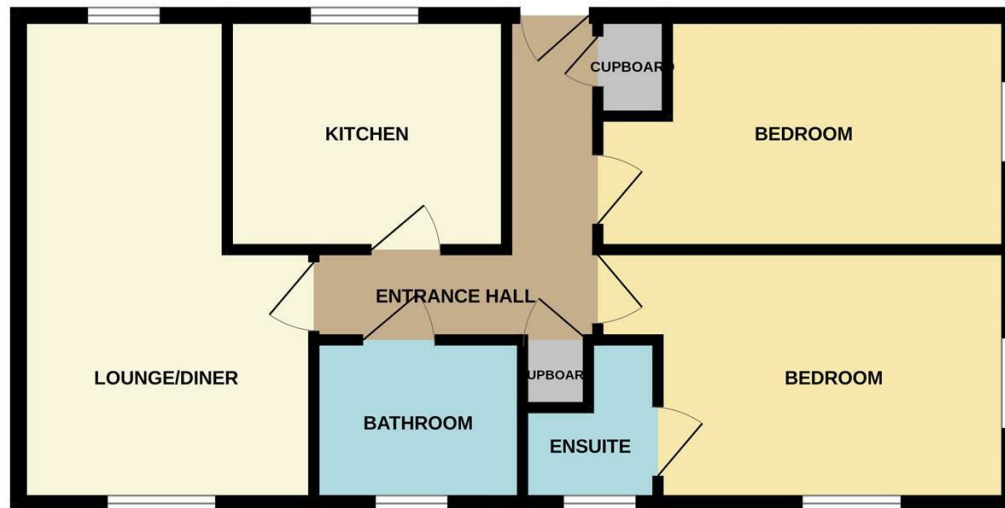
[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)



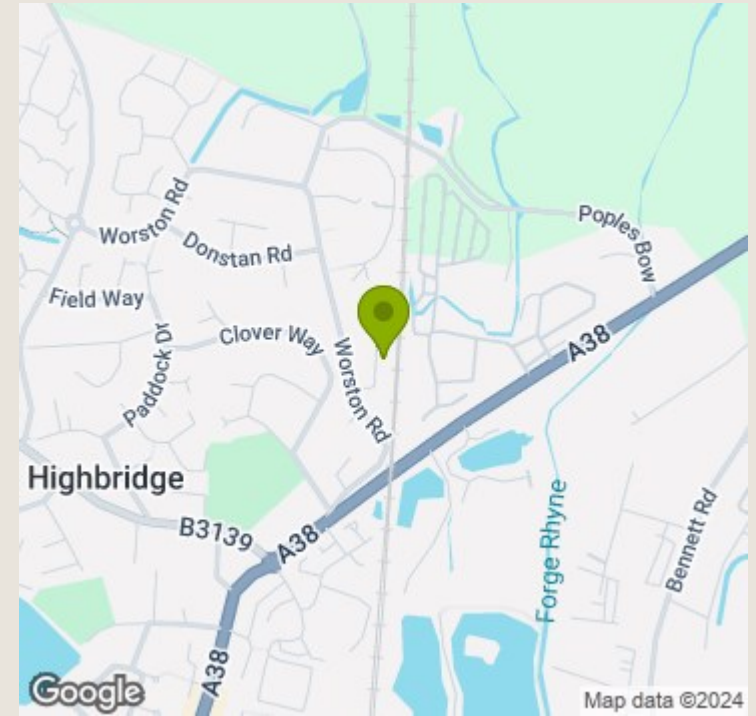




## 40 MAYFLOWER COURT



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](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.
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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

