



Flat 3, 6 Market Street

Highbridge, TA9 3PW

Price £79,950



# PROPERTY DESCRIPTION

A well proportioned two bedroom second floor flat currently let at £595 per calendar month.

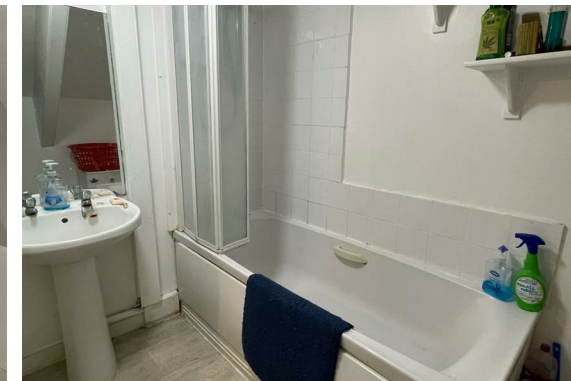
Communal entrance hall\* entrance hall\* lounge\* kitchen\* two double bedrooms\* bathroom.

## Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating: C



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

# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

To the side of the building there is a substantial wooden door giving access to the communal entrance hall serving flats 2 and 3.

Stairs rising to the second floor landing with wooden door to the:

### Entrance Hall

Access to roof space.

### Lounge

18'2" x 8'5" minimum (5.56 x 2.59 minimum)

Upvc double glazed bay window to the front, television point and opening to the:

### Kitchen

14'0" x 4'5" (4.27 x 1.37)

Fitted with a range of wall and floor units to incorporate electric cooker point, plumbing for washing machine, combination boiler supplying domestic hot water and radiators, space for fridge, single sink drainer unit, upvc double glazed window to the rear.

### Bedroom 1

10'5" x 8'11" minimum (3.2 x 2.72 minimum)

Upvc double glazed window to the front.

### Bedroom 2

12'7" maximum x 8'11" (3.84 maximum x 2.74)

Upvc double glazed window to the rear.

### Bathroom

8'9" x 6'9" (2.69 x 2.08)

Comprising panelled bath with shower over, pedestal wash hand basin and close coupled w.c. Extractor fan.

### Tenure

Leasehold

999 years from 2015

Service Charge £250.00

Ground Rent £50.00

Plus percentage of the buildings insurance.

## Description

Highbridge is located two miles from the seaside town of Burnham-on-Sea and seven miles from the town of Bridgwater.

Communications are good with the mainline railway link a short walk away and the M5 junction 22 at Edithmead being within two miles drive giving excellent access to Bristol, Taunton, Exeter and the M4 corridor. Bristol International Airport is within a forty minute drive.

The flat is current let £595 per calendar month but should it be required the current tenant can be served notice to cease the tenancy.

## Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street into Burnham/Highbridge Road. At the junction with Church Street (A38) take a right and at the next roundabout take a left into Market Street where No.6 will be found a short way along 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)

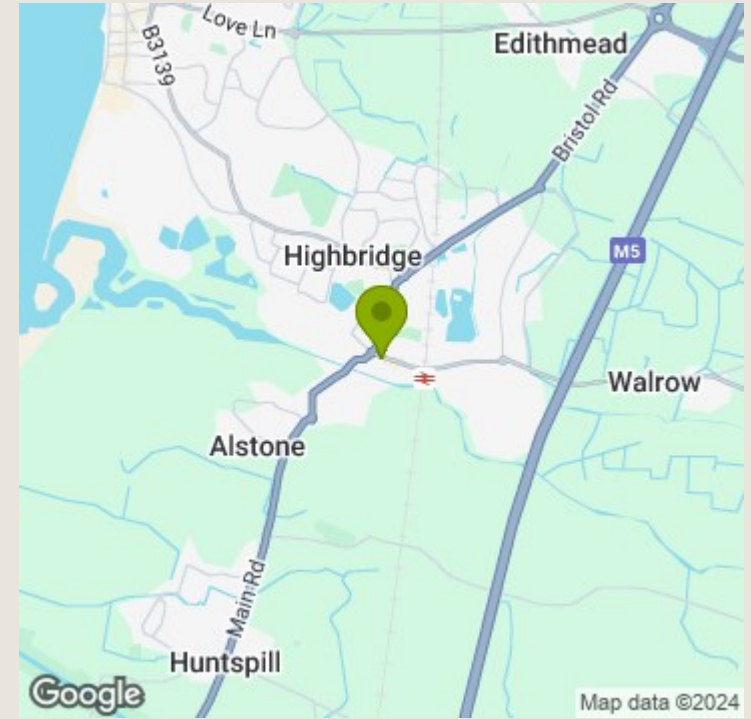
Flood Information:

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

FLAT 3 6 MARKET STREET



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 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

