



12 Sparks Way

Highbridge, TA9 3QL

50% Shared Ownership £110,000



PROPERTY DESCRIPTION

50% SHARED OWNERSHIP PROPERTY

Immaculately presented two bedroom semi detached house with parking and garden situated in a convenient location close to local amenities.

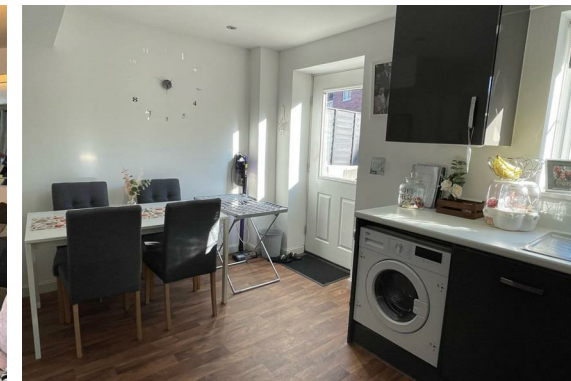
Entrance hall* cloakroom* lounge* kitchen/diner* first floor landing* two bedrooms* bathroom* gas central heating* upvc double glazing* parking and gardens

Local Authority

Somerset Council Council Tax Band: B

Tenure: Leasehold

EPC Rating: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(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)

Composite door to the:

Entrance Hall

Cloakroom

With close coupled w.c., pedestal wash hand basin and extractor fan.

Lounge

16'8" x 14'3" maximum (5.09 x 4.35 maximum)

Stairs rising to the first floor, understair storage cupboard and television point. Door to the:

Kitchen/Diner

14'3" x 9'7" (4.35 x 2.93)

Fitted with an attractive range of wall and floor units to incorporate integrated fridge/freezer, integrated dishwasher, electric oven, gas hob and extractor hood over. Plumbing for washing machine, cupboard housing the Worcester gas boiler supplying domestic hot water and radiators, upvc double glazed window to the rear and composite door opening to the rear garden.

First Floor Landing

Airing cupboard and loft access.

Bedroom 1

14'3" x 14'1" maximum (4.35 x 4.3 maximum)

Including the wardrobe recess. Two upvc double glazed windows to the front.

Bedroom 2

14'4" x 6'9" (4.38 x 2.06)

Upvc double glazed window to the rear.

Bathroom

6'9" x 6'3" (2.07 x 1.91)

Comprising panelled bath with mixer tap and shower attachment, close coupled w.c., pedestal wash hand basin, extractor fan, light/shaver point, upvc double glazed obscured window to the rear.

Outside

To the front of the property is an area of garden leading to the front door.

To the right hand side of the property is a driveway offering off street parking for two to three vehicles and charger point.

Side gate gives access to the:

Rear Garden

Enclosed and enjoying a sunny aspect. Laid to lawn with patio area. Garden shed and outside tap.

Tenure

Leasehold

99 years from 2015

Rent £234.45 per month for 50% share of the property

PROPERTY DESCRIPTION

Building Insurance £12.60

Management Charge £10.00

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street onto the Highbridge/Burnham Road. Proceed towards Highbridge and at the junction with the A38 (Church Street) take the third exit into Church Street (A38). At the next roundabout take a right into Tylers Way which in turn leads to Newtown Road. Sparks Way will be found on the left hand side. Bear right as you go into Sparks Way and the property will be found on the left hand side.

Description

The property is centrally situated close to Highbridge town centre with good town amenities.

The property is a modern two bedroom semi detached house with the benefit of gas central heating, upvc double glazing, off street parking and enclosed garden to the rear.

The property is offered in good order throughout making an early inspection essential.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water

- Water metered or not.
- 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

checker.ofcom.org.uk/en-gb/broadband-coverage

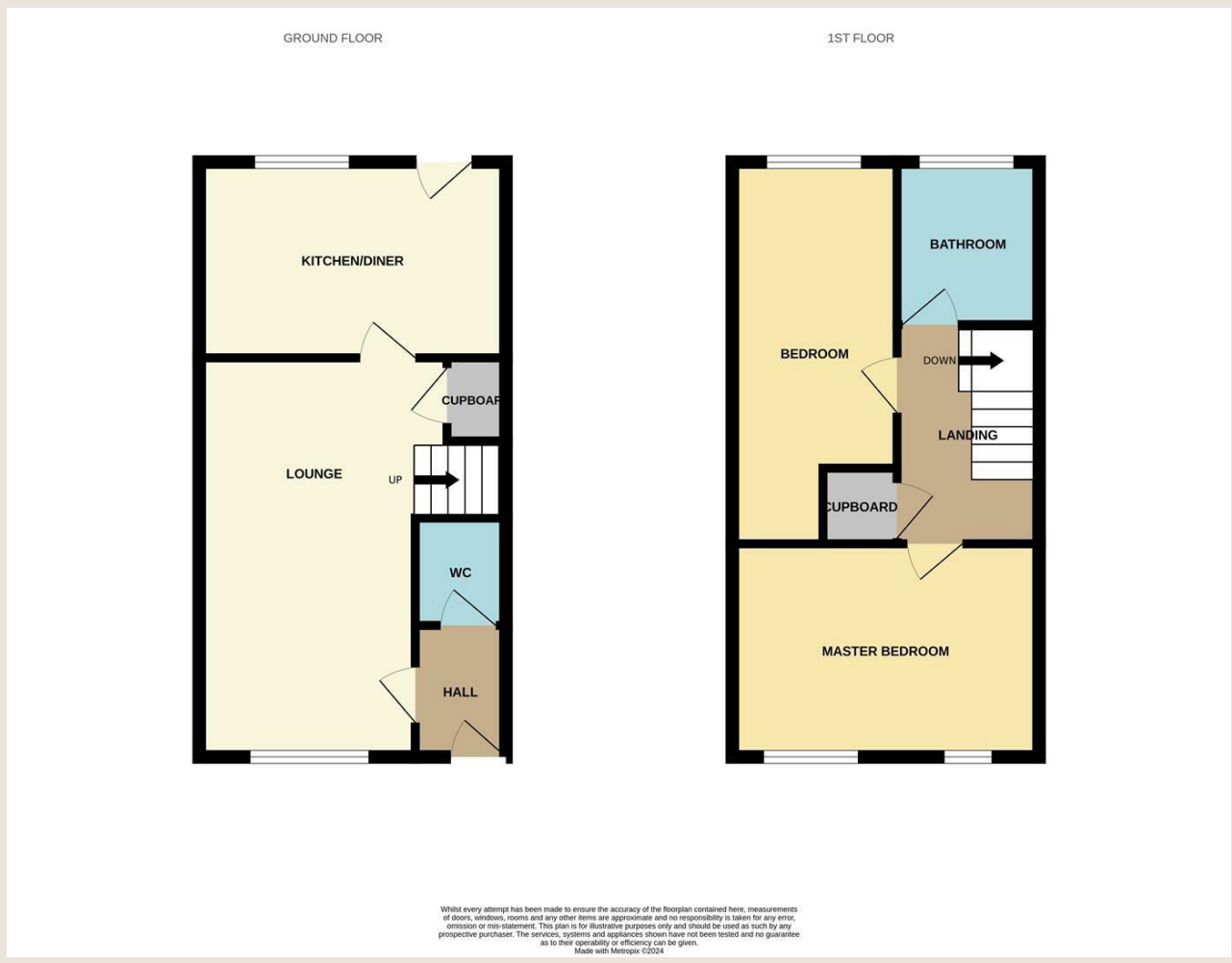
Flood Information:

flood-map-for-planning.service.gov.uk/location









TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES 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. 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

