



5 Island House Huntspill Road

Highbridge, TA9 3TQ

Price £99,950





# PROPERTY DESCRIPTION

Investment Opportunity let at £580.00 per calendar month on an assured shorthold basis.

A converted one bedroom ground floor flat set within an imposing building close to Highbridge town centre.

Communal entrance hall\* lounge with well appointed open plan kitchen\* one bedroom\* bathroom\* gas central heating\* designated off street parking for one vehicle.



## 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>		72	78
(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 porch. Door to the:

### Lounge/Kitchen

16'4" x 14'9" (4.99 x 4.50)

Window to the front, television point, feature wooden flooring.

### Kitchen Area

With well appointed kitchen with integrated electric oven, hob and extractor fan. Plumbing for washing machine, single sink drainer unit, cupboard housing the gas combination boiler supplying domestic hot water and radiators.

### Bedroom

10'9" x 9'0" (3.29 x 2.76)

Feature wooden flooring, window to the side.

### Bathroom

7'6" x 5'11" (2.30 x 1.81)

Comprising panelled bath with shower over, vanity wash hand basin with cupboards below, close coupled w.c. Storage cupboard and extractor fan.

### Outside

Located to the rear of the property and accessed from Highbridge Quay is one designated parking space.

### Tenure

Leasehold

999 years from 25/03/2003

Ground Rent £250.00 per annum

Service Charge £666.43 per annum

### Description

The property is situated in a convenient location in a block of converted flats close to Highbridge town centre.

This attractive ground floor flat has a communal entrance shared with one other flat and briefly comprises reception area, lounge with well appointed open plan kitchen, double bedroom and a bathroom.

The property benefits from having gas central heating and designated off street parking for one vehicle.

The property is currently let on an assured shorthold tenancy at a rent of £580.00 per calendar month.

### Directions

From the M5 junction 22 proceed south signposted Highbridge along the A38 proceeding over the railway bridge into Highbridge. Proceed along the A38 for the next two roundabouts and Island House will be found on the left hand side on the corner of the junction with Highbridge Quay.

### Material Information

Additional information not previously mentioned

- Mains electric, gas and water.
- Water metered.
- Gas Central Heating
- Mains Drainage.
- 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:

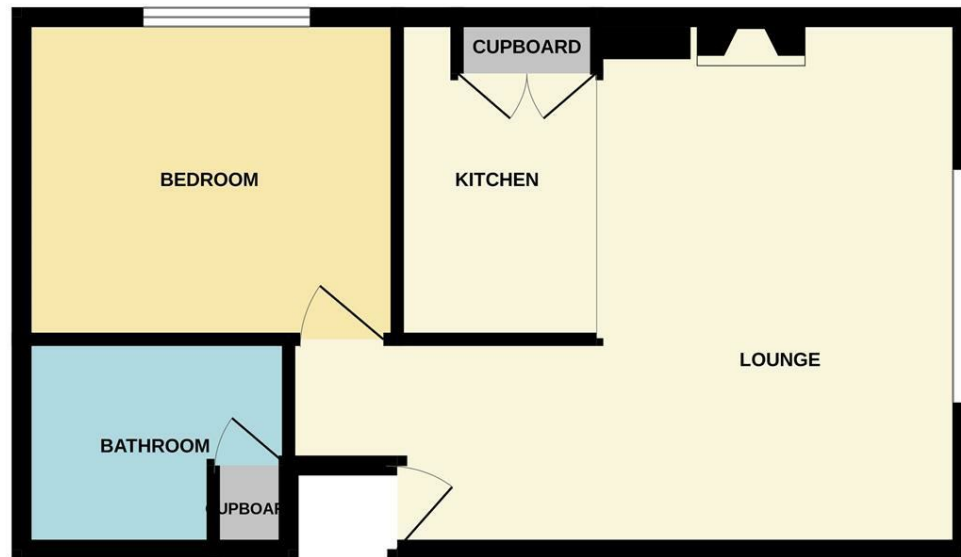
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

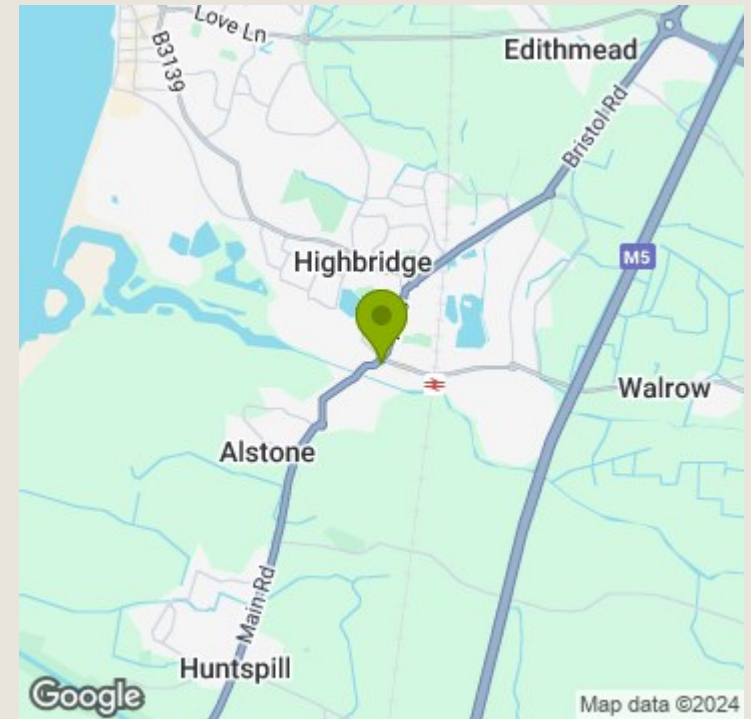
Flood Information:

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

## GROUND FLOOR



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. 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 £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

