



Flat 15 Wessex House 99 Church Street

Highbridge, TA9 3HP

Price £99,950



PROPERTY DESCRIPTION

Investment Property - Currently let on an assured shorthold tenancy £525.00 per calendar month.

Purpose built second floor flat situated in a convenient location close to local amenities.

Cash Buyers only.

Communal entrance hall with stairs rising to the first floor* entrance hall* lounge/diner* kitchen* two bedrooms* bathroom* gas central heating* upvc double glazed windows*

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	80	81
(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)

Security entry phone system to the communal entrance hall with stairs rising to the first floor landing. Door to the:

Entrance Hall

Storage cupboard.

Lounge/Diner

13'0" x 11'6" (3.97 x 3.51)

Juliette balcony with aspect over the communal gardens. Television point and archway to the:

Kitchen

9'9" x 4'6" (2.99 x 1.38)

Fitted with a range of wall and floor units to incorporate electric oven, gas hob with extractor hood over. Gas boiler supplying domestic hot water and radiators. Plumbing for washing machine and upvc double glazed window to the side.

Bedroom 1

12'0" x 7'10" (3.68 x 2.39)

Upvc double glazed window to the side.

Bedroom 2

9'1" x 7'9" (2.77 x 2.38)

Upvc double glazed window to the side.

Bathroom

7'8" x 4'0" (2.35 x 1.23)

Comprising panelled bath with mixer tap and shower attachment. Pedestal wash hand basin and close coupled w.c. Obscured upvc double glazed window, extractor fan.

Tenure

Leasehold

999 Year Lease from 2005

Maintenance Charge £125 per month (£1,500.00 per annum)

No ground rent payable

Description

This two bedroom first floor flat is situated within close proximity to the town centre of Highbridge.

The flat is let on an assured shorthold tenancy at a rent of £525.00 per calendar month and briefly comprises entrance hall, lounge/diner with kitchen off, two bedrooms and bathroom.

Cash Buyers only.

The property benefits from having gas central heating, upvc double glazed windows and must be seen to be fully appreciated.

Directions

From the roundabout at the 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 and Wessex House will be found on the right hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water If not mains, change to what method
- Water metered or not. Must state.
- Heating electric room heating, wood burner
- Sewerage septic tank or cesspit etc. Please state.
- Flooding in the last 5 years or not. Please state.
- 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

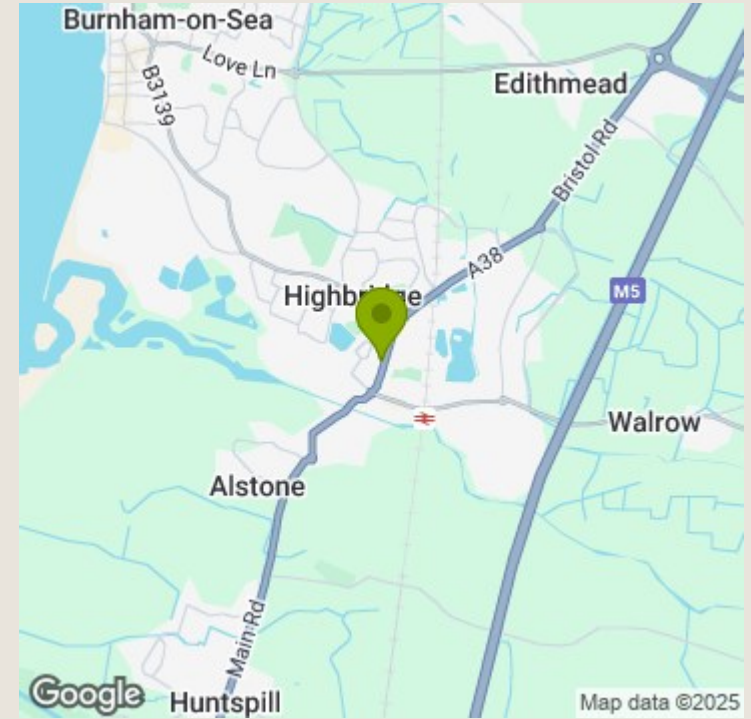
Flood Information:

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

15 WESSEX HOUSE



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

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

