



22, Wessex House, 99 Church Street

Highbridge, TA9 3HP

Price £89,950



PROPERTY DESCRIPTION

A purpose built first floor flat situated in a convenient location within the town centre of Highbridge.

Sold with a tenant in situ under a rolling assured shorthold tenancy at £650.00 per calendar month.

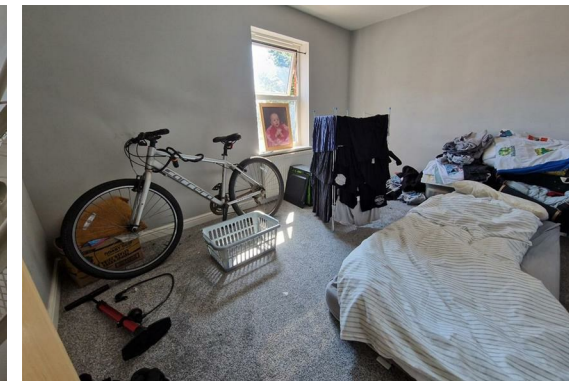
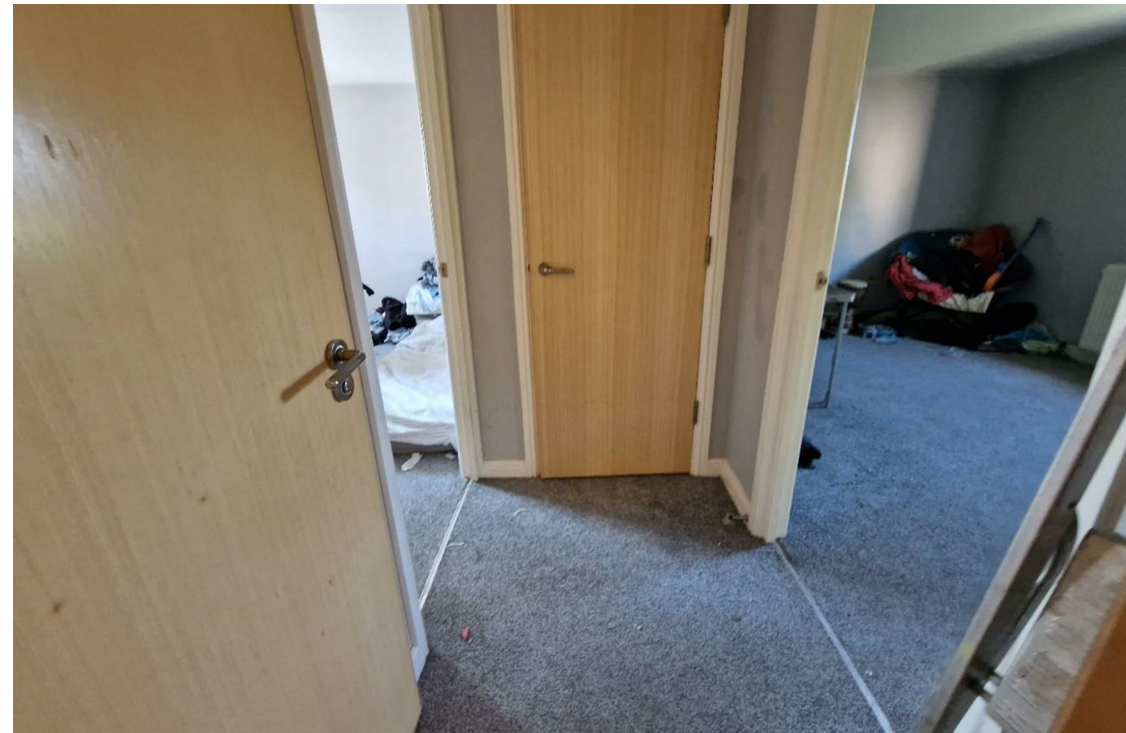
Entrance hall* open plan lounge/kitchen/diner* bedroom* bathroom* gas central heating.

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	73	76	
(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)

Door to the communal entrance hall with stairs rising to the first floor landing. Door to the:

Entrance Hall

Storage cupboard and access to roof space.

Open Plan Lounge/Dining/Kitchen

Lounge/Dining Area

13'1" x 12'9" maximum (4.00 x 3.91 maximum)

Upvc double glazed window and opening to the:

Kitchen Area

9'5" x 4'7" (2.88 x 1.42)

Fitted with a range of wall and floor units to incorporate one and a half bowl drainer sink unit, integrated gas hob, electric oven and extractor fan, wall mounted gas boiler supplying domestic hot water and radiators. Space for fridge/freezer and double glazed window.

Bedroom

11'7" x 8'3" (3.55 x 2.54)

Upvc double glazed window.

Bathroom

7'8" x 4'2" (2.34 x 1.29)

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

Tenure

Leasehold

999 years from 01/01/2005

Chelvey Developments Limited

Ground Rent £125.00 per annum

Service Charge £1,631.66 per annum

Directions

From the M5 motorway 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 into the town. Take the second exit at the next roundabout into Church Street where Wessex House will be found on the right hand side. Proceed through the undercroft where the property will be found to the rear of the building set away from the road.

Description

This one bedroom first floor flat is situated within close proximity of the town centre of Highbridge with amenities including supermarket and the mainline railway link.

The M5 motorway junction 22 at Edithmead is close by giving easy access to the M5 corridor.

The flat is situated to the rear of the building comprising communal entrance hall, stairs rising to the first floor landing, entrance hall, open plan lounge/dining/kitchen, double bedroom and bathroom.

The property is let on assured shorthold tenancy at a rental figure of £650.00 per calendar month.

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:

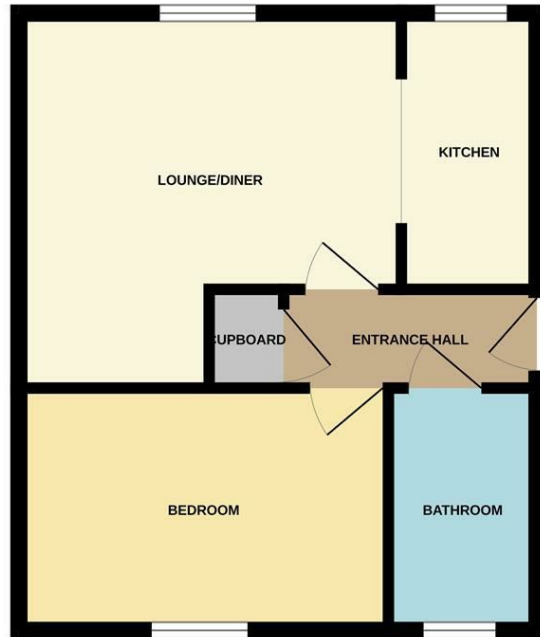
checker.ofcom.org.uk/en-gb/mobile-coverage

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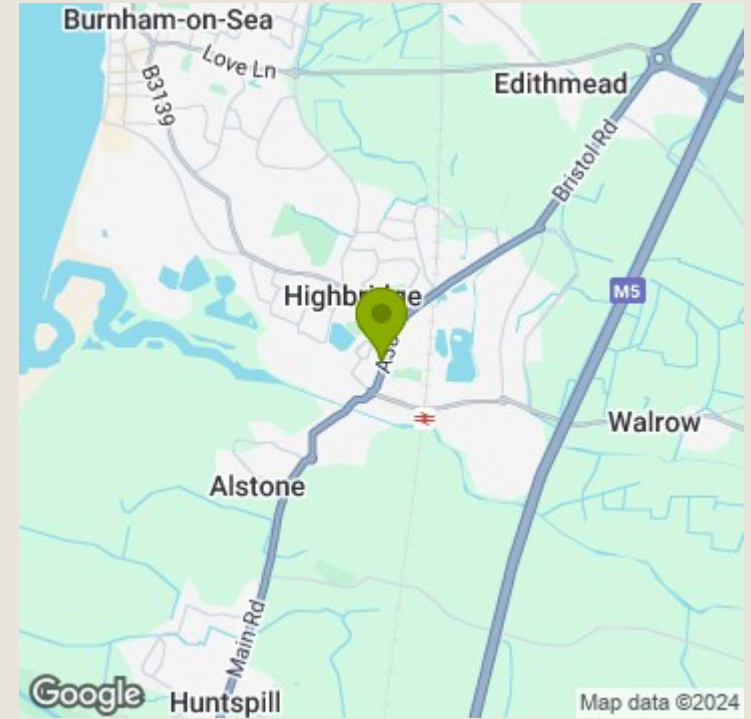
Flood Information:

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

22 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 is given to their operability or efficiency can be given. Made with Metropix ©2024



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. 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

