



1 Barn Close

Highbridge, TA9 3NH

60% Shared ownership £171,000



PROPERTY DESCRIPTION

A modern three bedroom detached house situated in the convenient location close to the local amenities, offered in excellent order throughout. Must be seen to be fully appreciated.

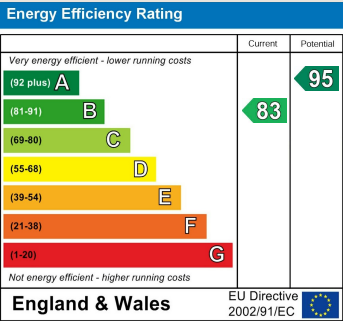
Entrance hall*cloakroom*lounge*kitchen/diner*three bedrooms*master en-suite shower room* family bathroom*upvc double glazed windows*gas central heating*off street parking*excellent decorative order*

Local Authority

Sedgemoor Council Tax Band: C

Tenure: Leasehold

EPC Rating: B



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Double glazed obscured entrance door to:

Entrance Hall

Stairs rising to first floor, cloaks cupboard

Cloakroom

Close coupled w.c, pedestal wash hand basin, extractor fan.

Lounge

14'5" x 10'0" (4.40 x 3.07)

Dual aspect upvc double glazed windows to front and side, under stairs storage cupboard.

Kitchen/Diner

14'5" x 9'4" (4.40 x 2.87)

Fitted with an attractive range of wall and floor units to incorporate integrated electric oven, hob and extractor fan, one and a half bowl drainer sink unit, cupboard housing gas boiler supplying domestic hot water and radiators, space for fridge/freezer, plumbing for automatic washing machine, upvc double glazed window to front, upvc double glazed french doors opening to outside.

First Floor landing

Access to roof space.

Bedroom

10'8" x 9'4" plus door recess (3.26 x 2.86 plus door recess)

Upvc double glazed window to front.

En-suite Shower Room

9'3" x 3'4" (2.83 x 1.04)

Tiled shower cubicle, pedestal wash hand basin, Close coupled w.c, upvc double glazed obscured window to side, extractor fan, stainless steel heated towel rail.

Bedroom

10'1" x 7'8" (3.08 x 2.34)

Upvc double glazed window to side.

Bedroom

12'0" x 6'6" (3.67 x 1.99)

Dual aspect upvc double glazed windows to front and side.

Bathroom

7'0" x 6'4" (2.15 x 1.94)

Comprising of panelled bath with shower over, vanity wash hand basin with cupboard below, close coupled w.c with concealed cistern, stainless steel heated towel rail, extractor fan, upvc double glazed window to front.

Outside

To the right hand side of the property is a driveway offering off street parking for two vehicles, side gate gives access to the enclosed garden area, laid principally to lawn with patio area, outside tap, outside light.

Tenure

Leasehold

Rent: £232.87

Service charge:£17.98

Buildings Insurance: £10.40

Management fee: £7.24

Total due to Abri: £268.49 pcm

Lease Term: 990 years from 2021.

PROPERTY DESCRIPTION

986 years remaining.

Annual Service Charge: £2,712.00

Annual Ground Rent: £193.92

Description

A an attractive three bed detached house offered for sale on a shared ownership basis with a 60% share being available to purchase, the property is offered in excellent order throughout and briefly comprises of entrance hall with cloakroom, lounge/diner, three bedrooms, master en-suite shower room, family bathroom. The property benefits from having upvc double glazing, gas central heating, off street parking for two vehicles and an attractive enclosed garden. An early application to view is strongly recommended by the Vendors selling agents.

Directions

From Burnham-on-Sea proceed in a southerly direction towards Highbridge and at the junction with the A38 (Church Street) take a right into Church Street and at the next roundabout at the junction with Market Street proceed straight across into Huntspill Road. Proceed along Huntspill Road turning left into Brue Farm Development. Proceed into the development to the very end of the main road through where Barn Close will be found on the left hand side.

Agents Note

If a potential purchaser has a pet or would like a pet they would need to seek permission from the leasehold team.

Sub letting is not permitted in this shared ownership property.

If you are interested in purchasing this property, your application will need to be approved by Abri Homes.

<https://www.abrihomes.co.uk/shared-ownership/how-to-apply>

Any queries regarding the shared ownership please contact Abri Homes - 0800 145 6663

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.
- The property was completed in 2022
- 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

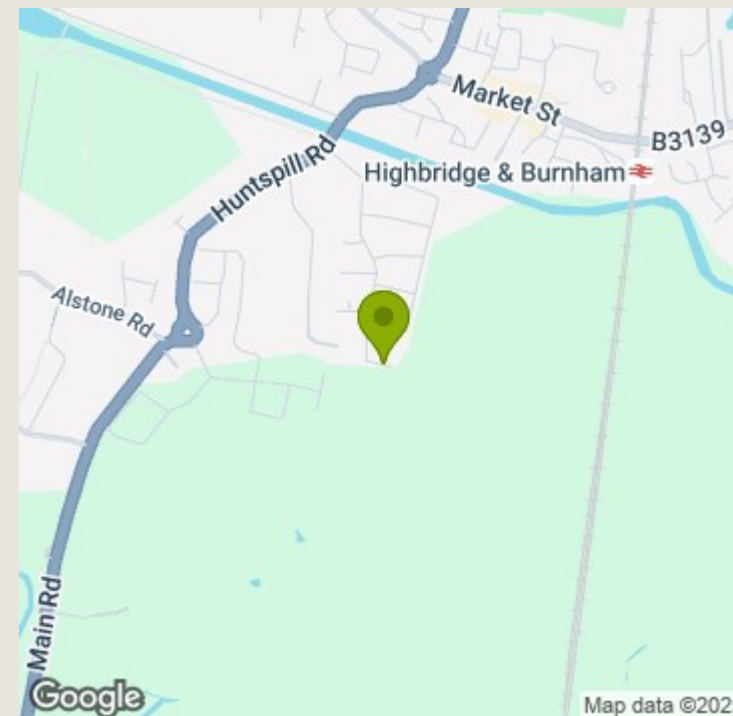
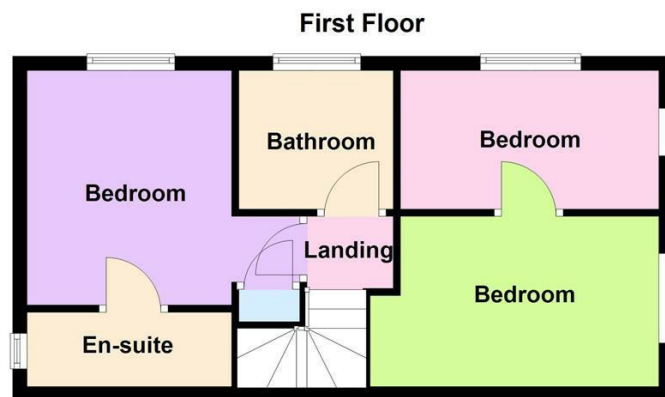
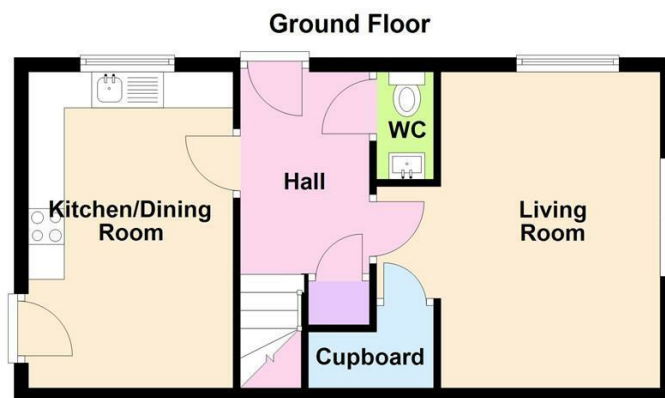
Flood Information:

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

