



Flat 1, 2 Mulholland Way

Highbridge, TA9 3FJ

Price £139,995



PROPERTY DESCRIPTION

An opportunity to purchase a well maintained two bedroom ground floor flat with designated off street parking situated in a sought after location close to local amenities.

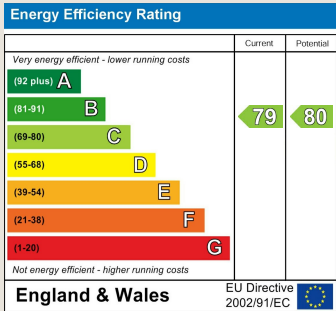
Communal entrance hall with security phone system* entrance hall* lounge* well appointed kitchen* two good sized bedrooms* master having an en suite shower room* family bathroom* gas central heating* upvc double glazing.

Local Authority

Somerset Council Council Tax Band: B

Tenure: Leasehold

EPC Rating: C



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Communal entrance door with security phone entry system.

Flat door through to the:

Entrance Hall

Airing cupboard, storage cupboard.

Lounge/Diner

17'3" x 10'7" (5.26 x 3.23)

Upvc double glazed windows to either side, television point.

Kitchen

7'4" x 7'1" (2.26 x 2.16)

Fitted with an attractive range of wall and floor units to incorporate integrated electric oven, hob and extractor fan, wall mounted gas boiler, space for fridge/freezer, single sink drainer unit, upvc double glazed window.

Master Bedroom

15'5" x 8'8" (4.70 x 2.64)

Upvc double glazed window to front and two upvc double glazed windows to side.

En suite Shower Room

Comprising tiled shower cubicle, pedestal wash hand basin and close coupled w.c. Extractor fan, shaver point.

Bedroom 2

11'9" x 8'0" (3.58 x 2.44)

Upvc double glazed window to front.

Bathroom

6'7" x 5'9" (2.01 x 1.75)

Comprising panelled bath with shower over and screen, close coupled w.c., pedestal wash hand basin and part tiled walls. Extractor fan.

Tenure

Leasehold

125 years from 2010

Ground Rent - £115.00 per annum

Service Charge - £2,040.00 per annum (£170.00 per month)

We would advise any prospective purchaser to confirm all details with their solicitor before proceeding with the purchase.

Description

This purpose built ground floor flat is situated in an attractive block being well maintained and briefly comprises communal entrance hall with security entry phone system, private entrance hall, lounge/diner, well appointed kitchen, two bedrooms with the master having an en suite shower room and bathroom.

The property benefits from having designated off street parking, gas central heating, upvc double glazing and must be seen to be fully appreciated.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed towards the M5 and at the roundabout beside Tesco supermarket take the third exit onto Frank Foley Parkway. Continue to the end of the road taking the first exit at the roundabout onto Worston Road and the development will be found on the left hand side. Proceed into the development taking a left into Marconi Dive ad left again into Mulholland Way where the property will be found on the right hand side.

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.

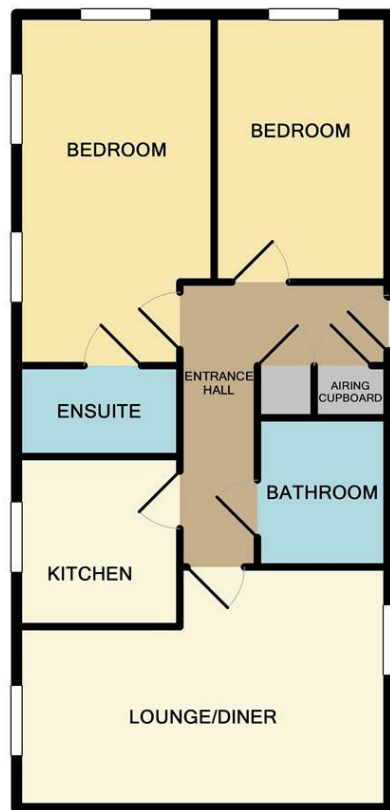
For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

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

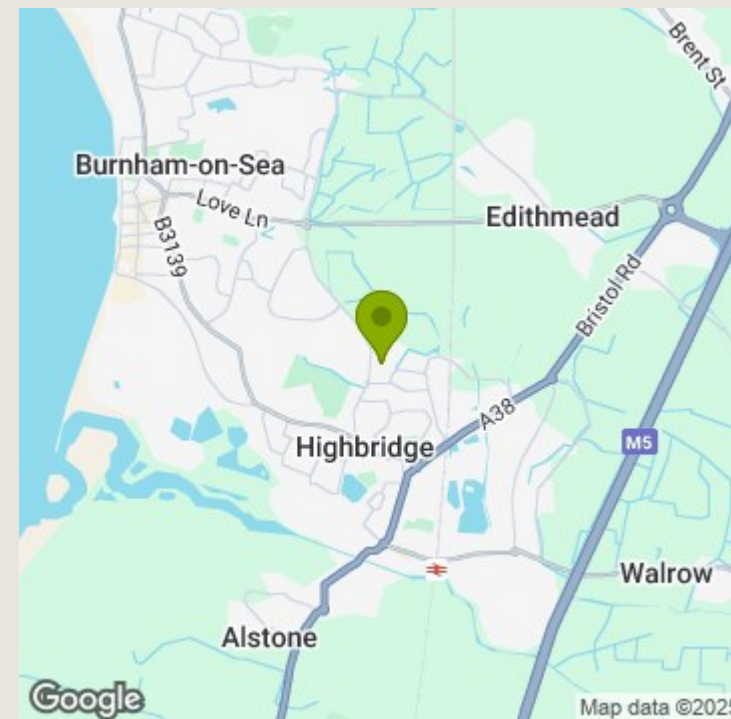
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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

