



3 Orchard Court Walrow Road

Highbridge, TA9 4AD

Price £95,000



PROPERTY DESCRIPTION

A Rare Opportunity – One of Only Twelve in a Purpose-Built Development.

Beautifully refurbished throughout, this light and airy one-bedroom flat offers modern, ready-to-move-into living. Set within an exclusive purpose-built block of just twelve properties, it provides a sense of privacy and comfort ideal for downsizers, first-time buyers, or savvy investors.

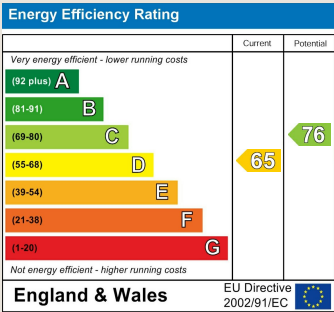
Communal entrance hall* lounge* kitchen* double bedroom* bathroom* electric heating* double glazing* allocated parking for two cars.

Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating: D



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc door to the:

Entrance Hall

13'4" x 2'5" (4.07 x 0.74)

Laminate flooring, fuse box and airing cupboard.

Lounge

9'9" x 9'0" (2.98 x 2.75)

Double glazed window to the rear, television point, laminate flooring and modern electric heater.

Kitchen

8'11" x 8'10" maximum (2.72 x 2.71 maximum)

Double glazed window to the front, wall and floor units with contrasting worktop over, stainless steel sink unit, space for electric cooker, hob over, tiled splashbacks, space for fridge/freezer, plumbing and space for washing machine and electric heater. Laminate flooring.

Bedroom 1

9'9" x 8'2" (2.98 x 2.51)

Double glazed window to the rear, laminate flooring and modern electric heater.

Bathroom

6'4" x 6'1" (1.95 x 1.87)

Obscure double glazed window to the front, bath with shower over, wash hand basin and close coupled w.c. Modern electric heater and tiled splashbacks.

Outside

Two allocated parking spaces.

Tenure

Leasehold

999 years from 1990

Ground Rent £10

Service Charge £998.00 payable to Stephen & Co. Management Co.

Description

The apartment enjoys a bright and welcoming layout, with stylish finishes and a fresh contemporary feel. Externally, the property benefits from two allocated parking spaces—a standout advantage in this area.

Perfectly positioned for commuters, the location offers excellent access to the M4, local train station, and convenient bus links, making day-to-day travel effortless.

A superb property in a sought-after setting—early viewing is highly recommended.

Directions

From our office in the High Street proceed to the end of the High Street and at the traffic lights take a right turn into Marine Drive. Proceed in a south easterly direction along Marine Drive and at the mini roundabout bear right proceeding into Highbridge. Continue to Church Street (A38) and take a right. Proceed to the next roundabout and take a left into Market Street. Proceed over the railway bridge into Walrow Road where Orchard Court will be found further along on the right hand side.

Material Information

Additional information not previously mentioned

- Mains electric and water
- Water metered (to be confirmed)
- Electric room 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

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

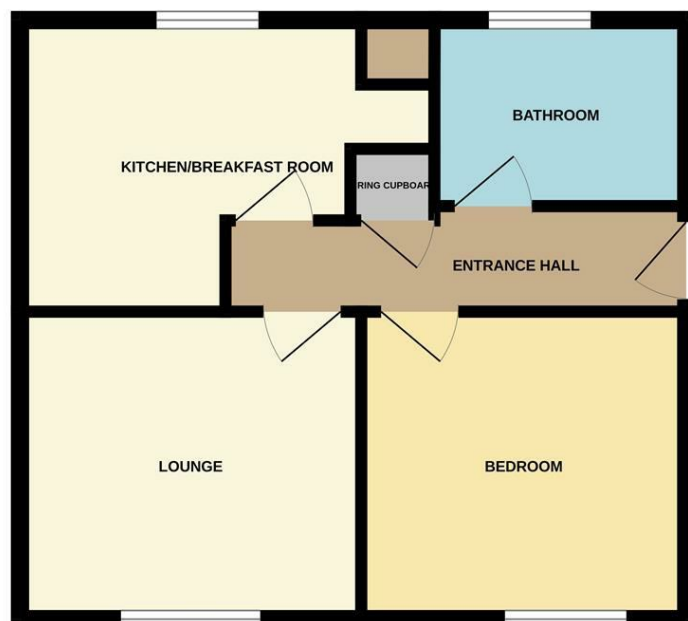
Flood Information:

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

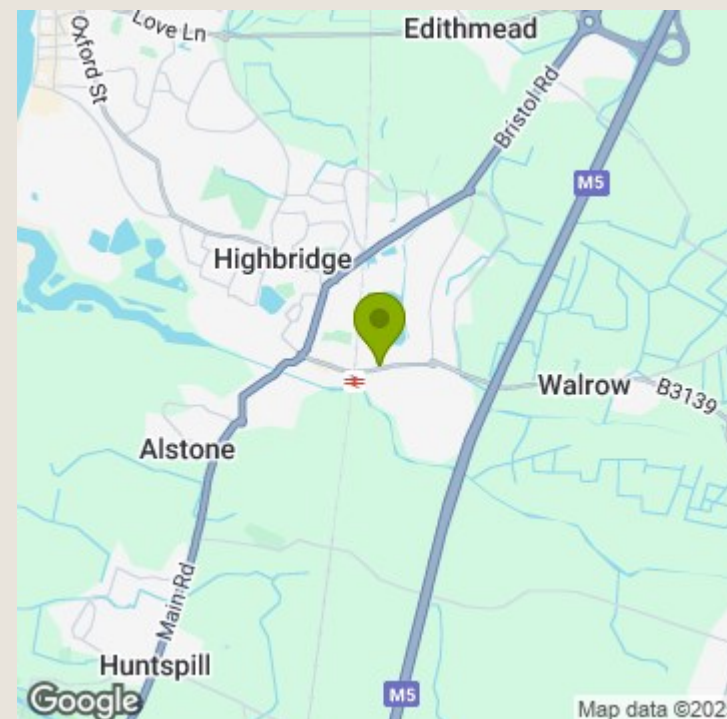
Agents Note

There was a Noise Abatement Notice issued on the flat due to the previous tenant and therefore no longer an issue.

3 ORCHARD COURT



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 misstatement. This plan is for illustrative purposes only and should be used as such for 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

