



32 Farm Street

Highbridge, TA9 3GU

50% Shared Ownership £132,500



PROPERTY DESCRIPTION

An opportunity to purchase a 50% share of a modern, three bedroom, semi detached town house. Situated in a convenient, level location in the town of Highbridge.

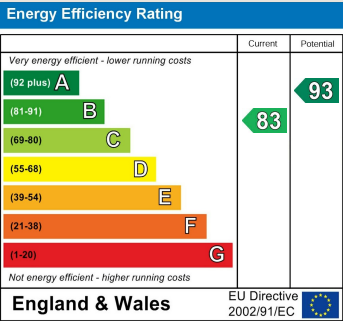
Entrance hall* Open plan contemporary fitted kitchen/dining room/lounge* Ground floor cloakroom* Two bedrooms and family bathroom to the first floor* Master bedroom with en suite shower room to the first floor* Enclosed rear gardens* Ample driveway parking* Gas central heating* Double glazing.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Leasehold

EPC Rating: B



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Entrance storm canopy with double glazed entrance door with glazed panel to the:

Entrance Hall

Stairs rising to the first floor. Radiator.

Open Plan Kitchen/Dining/Sitting Room

29'7" overall x 14'10" maximum (9.04 overall x 4.53 maximum)

The kitchen area has a range of modern grey gloss fronted units including base cupboards and drawers and matching wall mounted cupboards with contrasting worktops over. Built in electric oven and four ring gas hob with extractor over. Inset one and a quarter bowl stainless steel sink unit, tall larder cupboard, space for fridge/freezer and washing machine. Double glazed window to the front. Hard flooring and deep built in storage cupboard. Wall mounted gas fired boiler concealed by cupboard door.

To the dining area there is a radiator and double glazed window.

To the lounge area there is a radiator and double glazed French doors with glazed side panels to the rear garden.

Cloakroom

5'10" x 4'9" (1.79 x 1.46)

Fitted with a white suite comprising pedestal wash hand basin and low level w.c. Radiator.

First Floor Landing

Built in storage cupboard.

Bedroom 2

14'9" maximum x 12'5" maximum (4.52 maximum x 3.8 maximum)

Radiator, deep built in wardrobe with hanging rail and two double glazed windows overlooking the rear.

Bedroom 3

14'10" maximum x 8'11" maximum (4.53 maximum x 2.73 maximum)

L shaped with radiator and two double glazed windows overlooking the front.

Family Bathroom

7'7" x 7'0" (2.33 x 2.15)

White suite comprising panelled bath with wall mounted shower and tiled walls. Vanity wash hand basin with cupboard below, low level w.c. with concealed cistern and ladder style heated towel rail. Obscure double glazed window.

Second Floor Landing

Built in storage cupboard.

Bedroom 1

13'2" maximum into window x 11'6" maximum (4.03 maximum into window x 3.52 maximum)

Part restricted head height. Radiator and double glazed window to the front.

En Suite Shower Room

6'2" x 5'4" (1.90 x 1.63)

Tiled shower cubicle, low level w.c. and pedestal wash hand basin. Double glazed Velux roof light and heated ladder style towel rail.

Outside

The front of the property is open plan with two steps to the front door.

To the side of the property is a driveway providing parking for up to three vehicles.

Gate giving access to the:

Rear Garden

Mainly laid to lawn with patio area and area of artificial lawn. Garden shed and enclosed with timber fencing.

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Agents Note

The property is offered at 50% shared ownership. Rent is payable to the freeholder on the other 50% at £411.28 per month.

Please note monthly rent and service charges are payable on the 50% share:

Rent: £370.64 / Service Charge: £18.00 / Building Insurance: £15.40 / Management: £7.24 / Total: £411.28 Per month

Local Connection

This property requires an applicant with a local connection to Somerset Council to purchase.

Description

This modern, three bedroom town house is offered in good order throughout and benefits from gas central heating, double glazing, ample parking and enclosed, lawned rear garden.

Situated in the town of Highbridge with it's range of amenities including mainline railway station, and within approximately 2 miles of the seaside town of Burnham on Sea. For the commuter, the M5 motorway interchange at Junction 22 is close by providing access to the M5 corridor.

The accommodation is presented over three floors and briefly comprises: Entrance hall, open plan kitchen/dining room/lounge with french doors to the rear garden and cloakroom off. To the first floor there are two good-size bedrooms and a family bathroom and the second floor offers a master double bedroom with en suite shower room.

Externally, there is an ample driveway to the side offering parking and the lawned rear

garden is enclosed by fencing.

Enhanced by gas fired central heating and double glazing, an internal inspection is thoroughly recommended.

Directions

From Burnham-on-Sea proceed in a southerly direction towards Highbridge and at the junction with the A38 (Church Street) take a right turn into Church Street. At the next roundabout at the junction with Market Street proceed straight across into Huntspill Road. Proceed along Huntspill Road turning left into Farm Street. Proceed down Farm Street and the property will be found on the right hand side.

Material Information

Additional information not previously mentioned

Council Tax Band-C

EPC-B

- Mains electric, gas and water
- Water metered
- Gas central 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

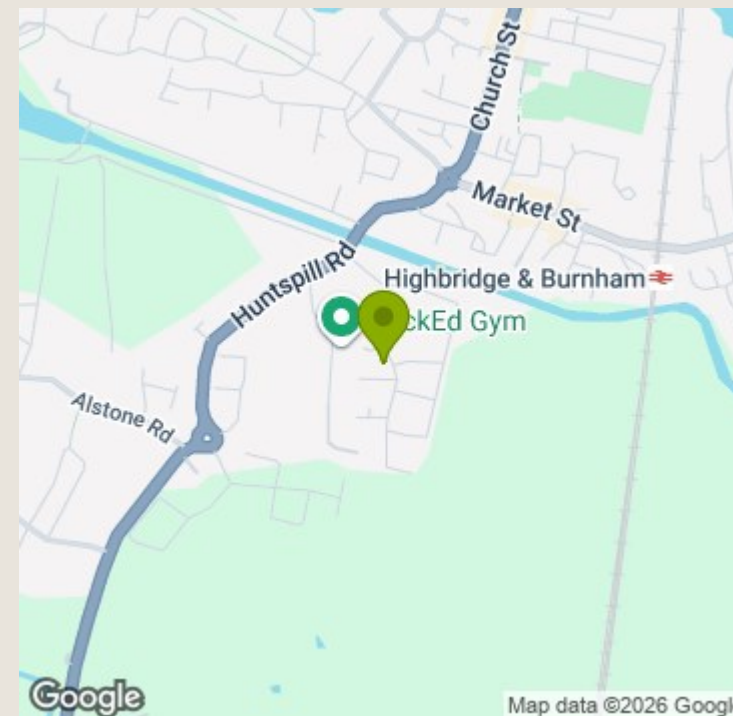
Flood Information:

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









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. 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

