



10A Isleport Lane

Highbridge, TA9 4QX

Price Guide £260,000



PROPERTY DESCRIPTION

Price guide £260,000 - £300,000 - An opportunity to purchase a new build detached house in need of completion. The property is situated in a convenient location close to the local amenities.

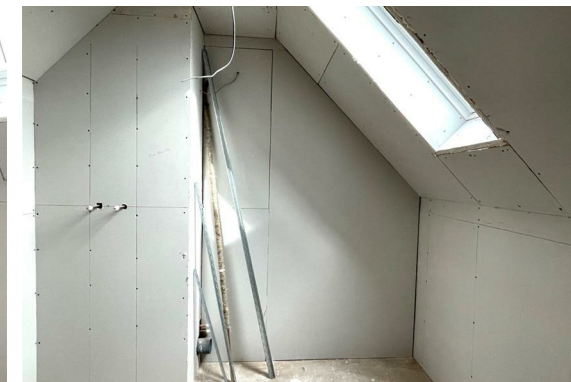
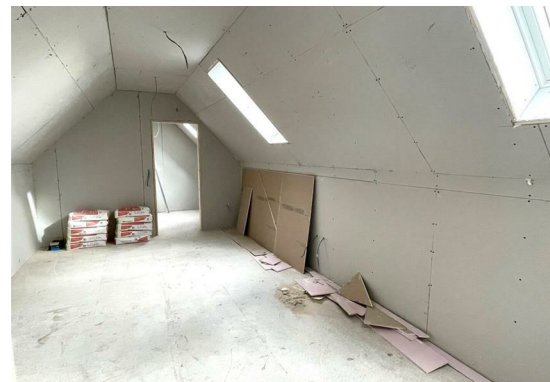
*Entrance hall *Open plan lounge/kitchen *Two ground floor bedrooms, one with en-suite shower room *Family shower room *Utility room * First floor bedroom with en suite *Plant room *Off street parking to front *Garden to rear

Local Authority

Council Tax Band:

Tenure: Freehold

EPC Rating:



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Doorway leading to:

Entrance Hall

Stairs rising to the first floor

Lounge/Kitchen

Lounge Area

13'4" x 12'3" (4.07 x 3.74)

Bi-fold doors to rear

Kitchen Area

15'6" x 7'4" (4.74 x 2.25)

Double glazed window to front

Bedroom

11'11" x 10'7" (3.65 x 3.24)

Double glazed window to rear

En-Suite Shower Room

7'7" x 6'2" (2.33 x 1.88)

Upvc double glazed obscured window to side

Bedroom

12'4" x 8'8" (3.76 x 2.65)

Upvc double glazed window to rear

Family Shower Room

6'8" x 4'10" (2.05 x 1.49)

Upvc double glazed obscured window to side

Utility Room

9'11" x 5'2" (3.04 x 1.59)

Upvc double glazed window to rear and Upvc double glazed door to outside.

First Floor landing

Eaves storage

Bedroom

18'2" x 10'5" (5.56 x 3.20)

Two double glazed Velux windows to rear and eaves storage

En-Suite Shower Room

8'2" x 6'11" (2.50 x 2.11)

Double glazed Velux window to rear

Plant Room

10'4" x 6'5" (3.17 x 1.98)

Eaves storage and double glazed Velux window to rear

Description

A rare opportunity to purchase a new build detached property which is in need of completion, that offers well planned living accommodation and is situated in a convenient location close to local amenities.

Directions

Proceed in a southerly direction along Marine Drive to the mini roundabout and bearing right onto Burnham Road. Proceed on to the next roundabout turning right into Church Street (A38), take a left turn at the next roundabout into Market Street. Proceed over the railway bridge towards Walrow Road and at the next roundabout proceed across and then take the next left into Isleport Lane. Proceed down Isleport Lane where the property will be found on the right hand side.

Outside

To the front of the property there is an area for off street parking for numerous vehicles.

To the rear of the property there is a garden area.

Material Information

Additional information not previously mentioned

- Mains electric and water
- Water will be metered
- Air source heat pump
- Bio digester sewage system
- No flooding in the last 5 years
- Broadband and mobile signal coverage are available in the area.

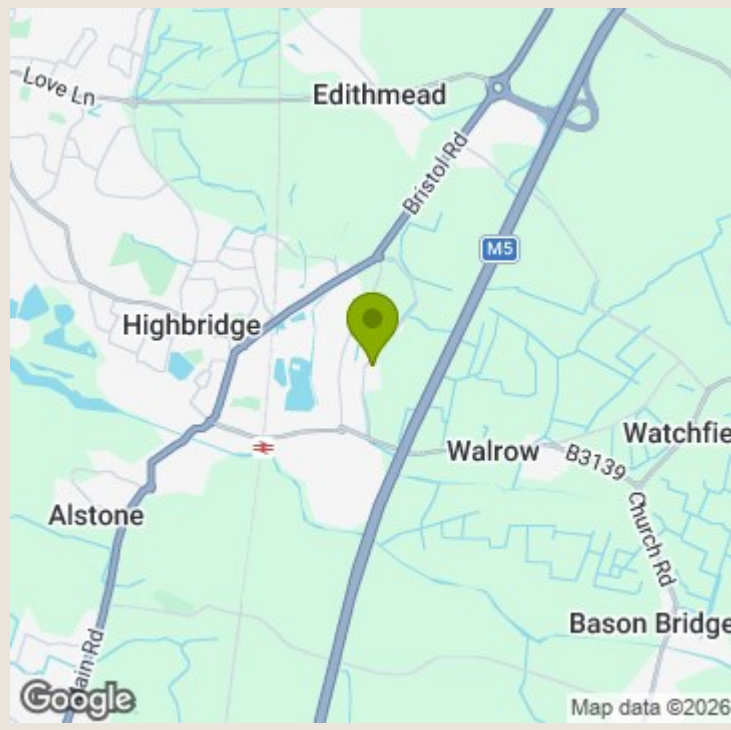
For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers use the Ofcom checkers below:

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 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

