



91 and 91A Burnham Road

Highbridge, TA9 3JG

Price £189,950



PROPERTY DESCRIPTION

This semi detached house has been sub divided to create two self contained one bedroom flats situated in a sought after location close to local amenities and would make an ideal investment purchase.

Ground Floor Flat - lounge* kitchen* double bedroom* bathroom* gas central heating* enclosed area of rear garden* off street parking for one vehicle.

First Floor Flat - Entrance hall with stairs rising to the first floor landing* lounge* kitchen* double bedroom* shower room* electric heating* enclosed area of front garden* off street parking for one vehicle.

Local Authority

Somerset Council Council Tax Band: A

Tenure: Freehold

EPC Rating: E



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			67
(39-54) E	48		
(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)

91A Burnham Road (Ground Floor Flat)

Upvc double glazed door opening to the:

Kitchen

7'10" x 7'8" (2.40 x 2.35)

Fitted with a range of wall and floor units, understair storage cupboard with gas boiler supplying domestic hot water and radiators. Upvc double glazed obscured window to the side. Single sink drainer unit, electric cooker point, tiled floor and upvc double glazed window to the side.

Lounge

12'1" x 11'5" (3.69 x 3.50)

Upvc double glazed window to the rear.

Bedroom

11'7" x 11'6" (3.55 x 3.52)

Upvc double glazed bay window to the front.

Bathroom

Comprising panelled bath with shower over, close coupled w.c. wash hand basin and upvc double glazed obscured window to the rear.

Outside

The property is accessed via a gate to an enclosed garden area laid to lawn with patio area and borders containing shrubs and bushes. Garden shed.

Located to the rear of the property there is designated off street parking for one vehicle which is accessed via a service lane.

91 Burnham Road (First Floor Flat)

Upvc double glazed door to the:

Entrance Porch

Further glazed door to the:

Entrance Hall

Stairs rising to the first floor.

First Floor Landing

Upvc double glazed window to the side and access to roof space.

Lounge

15'1" x 11'8" (4.62 x 3.57)

Two upvc double glazed windows to the front. Night storage heater.

Bedroom

11'6" x 9'1" (3.53 x 2.79)

Upvc double glazed window to the rear and night storage heater.

Kitchen

8'5" x 7'11" (2.59 x 2.42)

Comprising a range of wall and floor units with plumbing for automatic washing machine, single sink drainer unit, space for fridge/freezer, upvc double glazed window to the rear.

Shower Room

5'2" x 4'7" (1.60 x 1.40)

Shower cubicle with bi-fold door, close coupled w.c. and wash hand basin. Electric wall heater, upvc double glazed obscured window to the side and extractor fan.

Outside

The property is accessed via a gate to an area of enclosed walled garden laid for ease of maintenance.

Located to the rear of the property and accessed via a service lane is a designated off street parking space for one vehicle.

Description

We are delighted to be able to offer this semi detached house which has been sub divided to create two self contained one bedroom flats that are both currently let on assured shorthold tenancy basis creating a gross income of £15,600.00 per annum making the property an ideal investment opportunity.

The flats are both self contained with the ground floor flat being accessed from the rear and briefly comprising lounge, kitchen, double bedroom and bathroom. This flat benefits from gas central heating, upvc double glazed windows and enclosed area of garden with designated off street parking space.

The first floor flat has a private access from the front with stairs rising to the first floor landing and benefits from having a lounge, kitchen double bedroom and shower room. The flat also benefits from upvc double glazed windows, electric heating and an area of front garden and designated off street parking for one vehicle.

Directions

Proceed along the Highbridge/Burnham Road towards Highbridge proceeding passing the junction with Marine Drive and passing King Alfred School on the left hand side. The property will then be found on the left hand side just before the roundabout at the junction with Pepperrall Road.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water not metered
- GFF (91) Gas central heating. FFF (91A) Electric 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

Energy Performance Ratings

91 Burnham Road - Band E (48)

91A Burnham Road - Band D (61)



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

