



10 Station Walk
Highbridge, TA9 3HQ
Price £120,000



PROPERTY DESCRIPTION

A Superb Two-Bedroom Flat in the Popular Highbridge Area – Vacant and Chain-Free

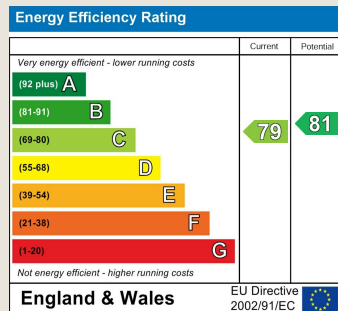
Communal entrance hall with stairs to the first floor* entrance hall* kitchen* lounge* two bedrooms* bathroom* electric heating* double glazing* two parking spaces.

Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating: C



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Entrance Hall

16'0" x 3'9" (4.90 x 1.15)

Airing cupboard and electric night storage heater. Laminate flooring. Intercom system and fuse box.

Kitchen

9'9" x 6'2" (2.98 x 1.90)

Double glazed window to the rear. Matching wall and floor units with contrasting worktop over, sink unit with mixer tap, electric hob, oven and extractor fan over, tiled splashbacks, space and plumbing for washing machine, space for upright fridge/freezer.

Lounge/Diner

14'9" x 11'10" (4.52 x 3.62)

Double glazed window to the front, feature electric fireplace and electric night storage heater.

Bedroom 1

10'9" x 10'4" (3.29 x 3.16)

Double aspect double glazed windows to the front and side. Electric wall mounted heater.

Bedroom 2

10'2" maximum x 9'5" maximum (3.11 maximum x 2.89 maximum)

Double glazed window to the rear and wall mounted electric heater.

Bathroom

6'2" x 5'11" (1.90 x 1.82)

Obscure double glazed window to the rear, wash hand basin, close coupled w.c. and bath with shower over. Tiled splashbacks and laminate flooring. Storage under the sink, electric wall mounted heater.

Outside

Two parking spaces.

Tenure

Leasehold

999 years from 2000

Maintenance Charge £836.94 per annum (£418.47 half yearly)

Ground Rent £75.00 per annum

Payable to Holdshare Management Co.Ltd

Description

A fantastic opportunity to purchase this well-presented two-bedroom flat, ideally situated in the ever-popular

Highbridge area. The property is vacant and offered with no onward chain, making it a perfect choice for first-time buyers, investors, or those looking for an effortless move.

Boasting a bright and comfortable layout throughout, the flat benefits from great transport links and is conveniently located close to a range of local amenities, including shops, cafes, and essential services. Additional advantages include allocated parking, providing ease and security for residents.

Directions

From Burnham-on-Sea town centre proceed in a south easterly direction into Highbridge. At the roundabout beside Asda supermarket and continue along the A38 (Church Street) before turning left into Market Street. Continue along Market Street just before the railway bridge turn right into Station Walk.

Material Information

Additional information not previously mentioned

- Mains electric and water
- Water metered
- Electric room heating
- Mains drainage
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

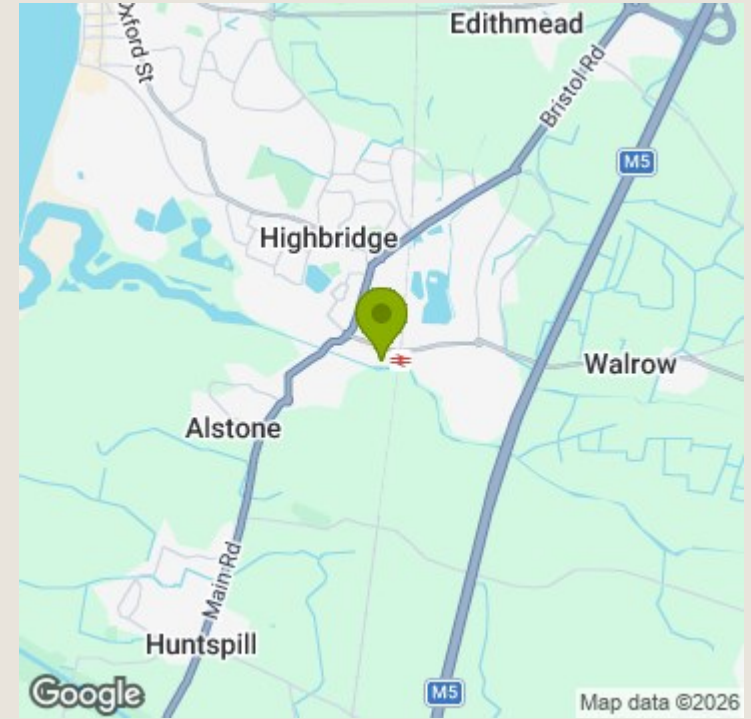
For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

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



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. Berrymans 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

