



33 Mayflower Court

Highbridge, TA9 3BQ

Price £130,000



PROPERTY DESCRIPTION

A Spacious Two Bedroom Ground Floor Flat With Allocated Parking.

Wide Entrance Hallway* Lounge* Fitted Kitchen with Built In Oven and Hob* Two Bedrooms* Bathroom with Mixer Shower Above Bath* Gas Fired Central Heating* Double Glazed Windows* In Good Decorative Condition* Allocated Parking at The Rear of the Flat

Local Authority

Somerset Council Council Tax Band: B

Tenure: Leasehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		77	79
(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)

Entrance Hall

16'0" x 4'8" (4.89 x 1.43)

Radiator, intercom system, thermostat and fuse box. Airing cupboard.

Kitchen

9'11" x 7'0" (3.03 x 2.14)

Double glazed window to the rear, matching wall and floor units with laminate worktops, four ring gas hob with oven under, extractor fan over with stainless steel splashback, stainless steel sink unit with mixer tap and space and plumbing for washing machine. Space for fridge, radiator and vinyl flooring.

Lounge

14'2" x 12'2" (4.32 x 3.72)

Double glazed window to the front, radiator, television point.

Bedroom 1

12'11" x 10'3" (3.96 x 3.13)

Double glazed window to the front, radiator.

Bedroom 2

10'0" x 8'9" (3.05 x 2.69)

Double glazed window to the rear and radiator.

Bathroom

7'1" x 6'9" (2.17 x 2.08)

Obscure double glazed window to the rear, close coupled w.c., bath with shower over, tiled splashback, laminate flooring, shaver socket and extractor fan.

Outside

Allocated parking to the rear of the property.

Tenure

Leasehold

155 years from 2007

Service Charge £1,461.00 per annum (£121.75 per month)

Ground Rent £283.32 per annum (£141.66 every 6 months)

Description

This spacious and well-presented two-bedroom flat offers comfortable, modern living in a highly convenient location.

The property features a bright lounge, a generous kitchen/breakfast room, and a well-appointed bathroom, making it an ideal home for first-time buyers, downsizers, or investors.

Residents benefit from allocated parking, while the location provides excellent access to local amenities, public transport links, and the M4, ensuring easy commuting and day-to-day convenience.

Well maintained throughout and ready to move into, this property presents a fantastic opportunity for anyone seeking a practical and inviting home in a sought-after area.

Directions

From the roundabout by Asda Supermarket, take the A38 towards Weston Super Mare turning immediately left into Worston Road down beside the railway bridge. Continue around the sharp left hand bend and Mayflower Court will then be seen on your right hand side.

Material Information

Additional information not previously mentioned

- 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.

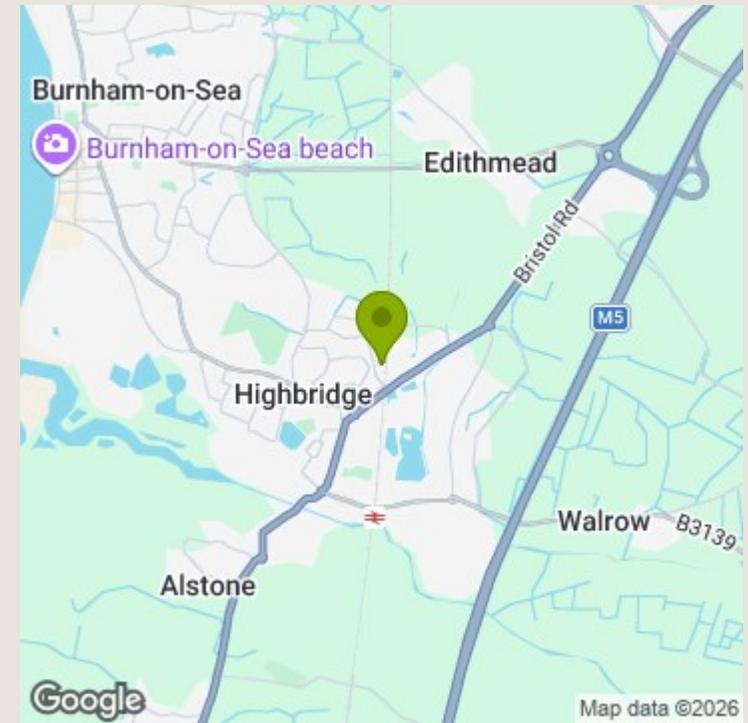
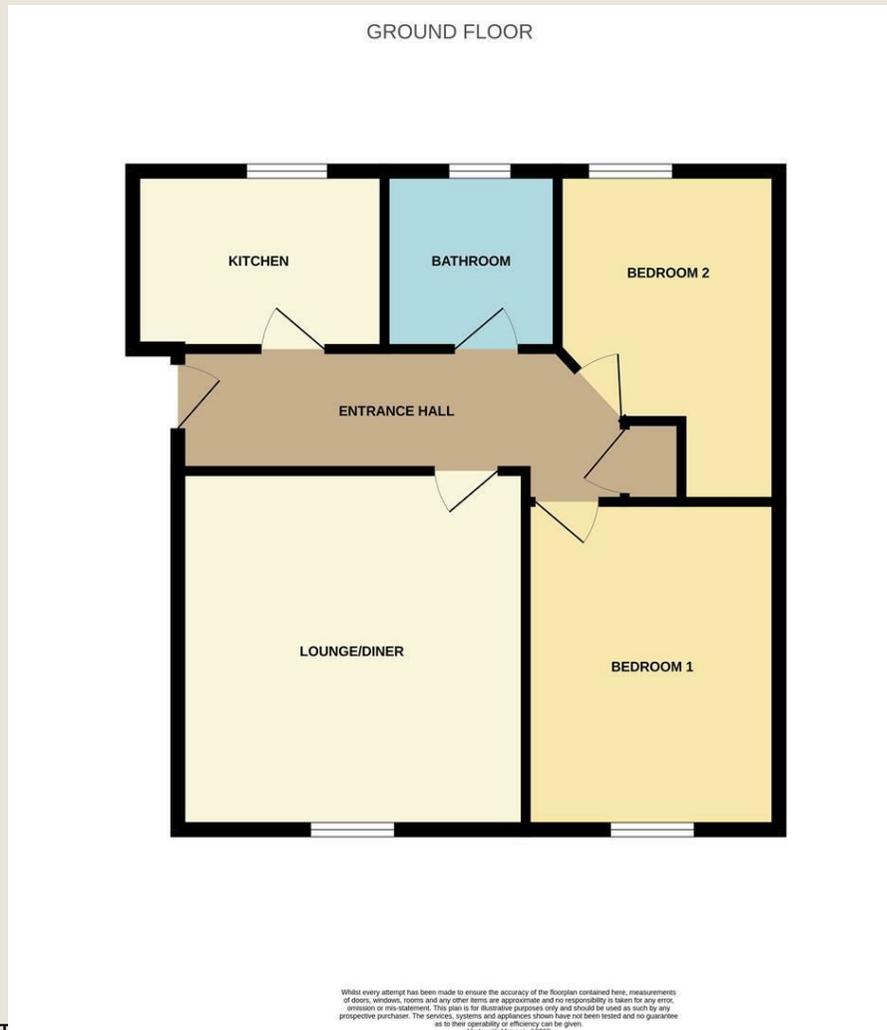
For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

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 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

