



Flat 1, 19 Mulholland Way

Highbridge, TA9 3FJ

Price £112,000



# PROPERTY DESCRIPTION

Spacious & freshly Decorated Two-Bedroom Flat – No Onward Chain

Situated on the popular Poplar Estate, this spacious two-bedroom flat offers a fantastic opportunity for first-time buyers. Recently decorated throughout, the property presents a clean and modern blank canvas, ready for buyers to move straight in and add their own personal touch.

The apartment benefits from well-proportioned rooms and a bright, comfortable layout, making it an ideal home for those seeking both space and convenience. Completing the appeal is the inclusion of a car port, providing secure and practical parking. Offered with no onward chain.

The property is being offered at 80% market value, and any future sale can only be at 80% of the market value.

\*Entrance hall \*Lounge \*Kitchen \*Two double bedrooms \*Situated in a sought after area \*Freshly decorated \*No onward chain

## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



# PROPERTY DESCRIPTION

## Accommodation (measurements are approximate)

### Entrance hall

Doors leading to all rooms, intercom system, radiator and thermostat. Airing cupboard and storage cupboard

### Lounge

9'7" x 18'4" (2.94 x 5.60)

Dual aspect double glazed windows to front and rear, radiator, electric sockets and carpet flooring

### Kitchen

6'7" x 11'8" (2.03 x 3.57)

Upvc double glazed window to rear, a range of matching wall and base units with laminate worktops, four ring stainless steel gas hob, stainless steel splash-back with extractor hob over, oven, space and plumbing for washing machine and dishwasher, space for up right fridge/freezer, stainless steel single sink drainer unit with mixer tap over, vinyl flooring and radiator

### Bedroom 1

8'2" x 11'6" (2.49 x 3.51)

Double glazed window to front, radiator, electric sockets and carpet flooring

### Bedroom 2

8'0" x 12'4" (maximum) (2.44 x 3.77 (maximum))

Double glazed window to front, radiator, electric sockets and carpet flooring

### Bathroom

7'4" x 6'5" (2.24 x 1.98)

Obscured double glazed window to the rear, vanity hand wash basin, close coupled w/c, bath with shower over, floor to ceiling tiles, vinyl flooring, tiled splash-back, radiator and extractor fan.

### Description

Situated on the popular Poplar Estate, this spacious two-bedroom flat offers a fantastic opportunity for first-time buyers.

Recently decorated throughout, the property presents a clean and modern blank canvas, ready for buyers to move straight in and add their own personal touch.

The apartment benefits from well-proportioned rooms and a bright, comfortable layout, making it an ideal home for those seeking both space and convenience. Completing the appeal is the inclusion of a car port, providing secure and practical parking.

Offered with no onward chain.

## Tenure

Leasehold

125 years from 2008

Service Charge £198.47 pcm (£2,381.64 per year)

Peppercorn Ground Rent

## Directions

### Material Information

Lease - 125 years from 2008

Maintenance Charge £198.47 per month

Maintenance Company - Trinity Estates

Additional information not previously mentioned

Council Tax Band-B

EPC-C

- Mains electric, gas and water
- Water metered
- Gas heating
- Mains sewerage
- 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

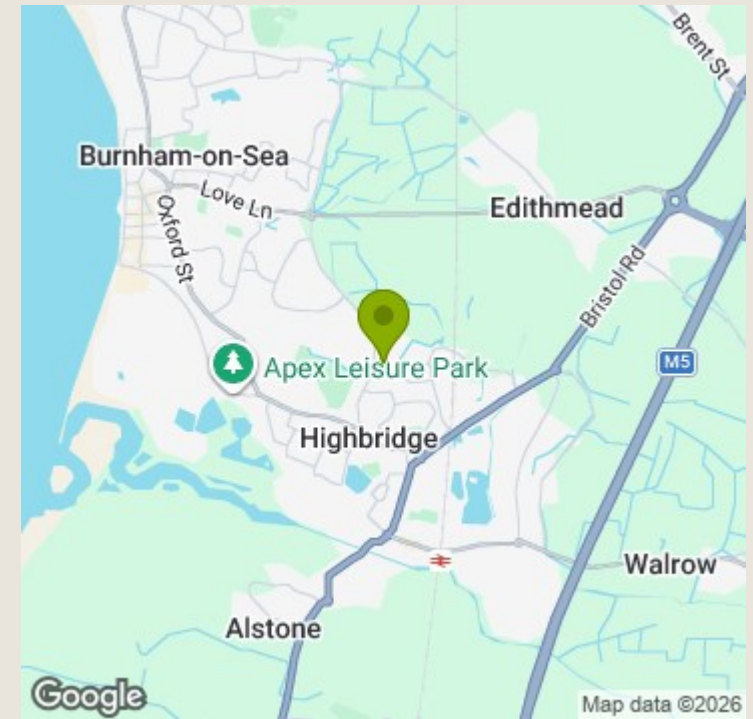
[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)

### Agents Note:

The property is being offered at 80% market value, and any future sale can only be at 80% of the market value. We are advised by our Vendor that no additional rent is payable.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR TEAM

**01278 793700**

[sales@berrymansproperties.net](mailto: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

