8 Market Street

Highbridge, TA9 3BW

Price £220,000

BERRYMAN'S

PROPERTY DESCRIPTION

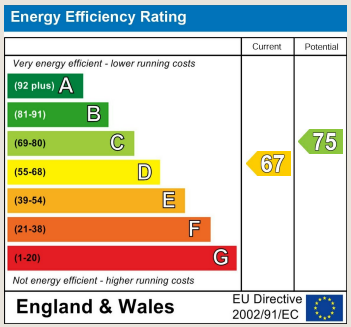
A rare opportunity to purchase a mixed residential and commercial freehold premises offering great potential for numerous alternative uses be it a home and income, conversion into residential dwellings (subject to any necessary planning consents), located in the heart of Highbridge town centre.

Local Authority

Council Tax Band: B

Tenure: Freehold

EPC Rating: D



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed door opening to:

Entrance Lobby

15'7" x 5'7" (4.77 x 1.71)

Cloakroom

Comprising low level w.c. and wash hand basin.

Utility Area

Door to:

Ground Floor Living Accommodation

Kitchen

9'10" x 8'6" (3.01 x 2.61)

With wall and floor units, one and a half bowl drainer sink unit, electric cooker point, space for fridge, gas cooker point and window to the side. Large pantry and door to the:

Dining Room

11'7" x 9'10" (3.54 x 3.00)

Two upvc double glazed windows to the side. Gas fire.

Inner Hallway

Stairs rising to the first floor and access door to the shop area.

Door and steps down to the:

Basement Area 1

16'1" x 13'1" (4.92 x 3.99)

With brick floor.

Basement Area 2

16'1" maximum x 10'5" (4.92 maximum x 3.18)

Brick flooring. Approximate 6ft headroom.

Light and power.

This space offers great potential for numerous alternative uses.

First Floor Landing

Stairs to second floor.

Lounge

17'9" x 15'0" (5.43 x 4.59)

Cornice ceiling, feature fireplace and two upvc double glazed windows to the front.

Bedroom 1

11'3" x 10'11" (3.44 x 3.34)

Coved ceiling and upvc double glazed window to the rear.

Bathroom

9'8" x 9'2" (2.95 x 2.81)

Comprising panelled bath, separate shower cubicle, pedestal wash hand basin and close coupled w.c. Wall length cupboards with gas boiler supplying domestic hot water and radiators. Upvc double glazed obscured window to the side.

Second Floor Landing

Access to roof space.

Bedroom 2

15'7" x 7'4" plus bay window (4.76 x 2.25 plus bay window)

Square bay upvc double glazed window to the front, Velux roof window and eaves storage. Built in storage cupboards.

PROPERTY DESCRIPTION

Bedroom 3

13'6" maximum x 11'2" (4.13 maximum x 3.41)

Upvc double glazed window to the rear.

Outside

Accessed from the entrance lobby are various workshops and stores.

Workshop 1 - 3.17m x 2.36m with stairs rising to a mezzanine level with further area measuring 3.17m x 2.36m maximum

Workshop 2 - 4.29m x 2.30m

Workshop 3 - 2.48m x 1.47m

Access to the rear of the storage areas is a door giving access to the:

Rear Garden

Laid to lawn with borders containing numerous shrubs and bushes. Vegetable garden.

Description

A rare opportunity to purchase one of the few remaining complete freehold properties in the busy town centre of Highbridge.

The main accommodation is set over three storeys with the living accommodation briefly comprising a ground floor dining room and kitchen with a rear lobby with numerous stores, utility area and cloakroom. To the first floor there is a large lounge, double bedroom and bathroom. To the second floor there are two further bedrooms. There is also a good size basement area.

The commercial accommodation briefly comprises a shop front with rear office and cloakroom.

The property benefits from an attractive enclosed garden to the rear and offers great potential for an individual for a potential home and income or offers the potential to be divided into a number of flats subject to any necessary consents.

An early application to view is strongly recommended by the vendors selling agents.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street onto the Burnham/Highbridge Road. At the junction with Church Street (A38) take a right turn onto Church Street. At the next roundabout turn left into Market Street. Proceed down Market Street and the property will be found on the right hand side and access can be gained to the residential part of the property through an archway to the right of William Hill Bookmakers and opposite K9 Groomers. Proceed down the passageway bearing to the left where the entrance door to the residential accommodation will be found on the left hand side in front of you. The shop with internal access to the residential accommodation is accessed from Market Street.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Part 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

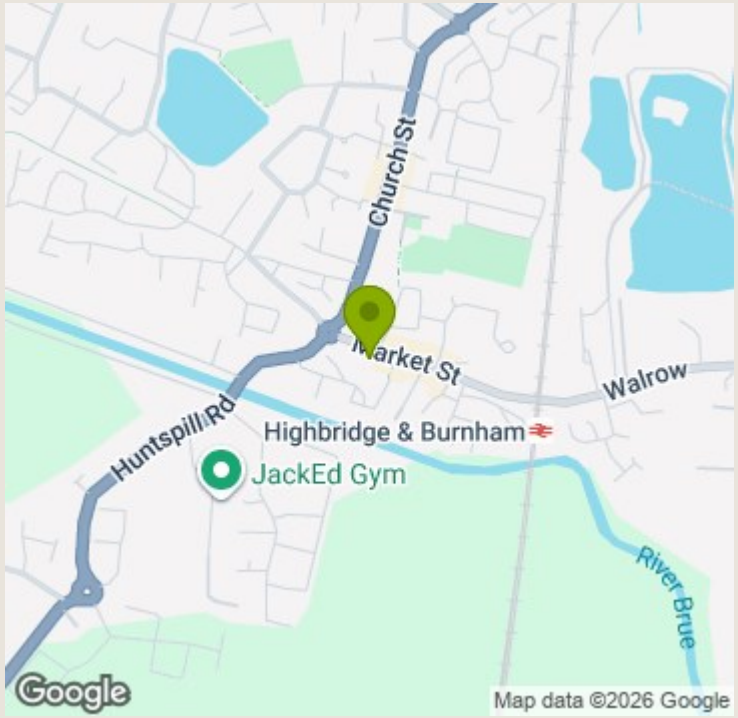
Ofcom checkers below:

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 SALES 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

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