



Apartment 1, 48 Marconi Drive

Highbridge, TA9 3FF

Price £145,000



PROPERTY DESCRIPTION

Located on the first floor of the block is this well presented two bedroom flat with a generously sized lounge, kitchen, family bathroom, two storage cupboards and garage. The property benefits from being advertised with no onward chain and is ideal for first time buyers and investors.

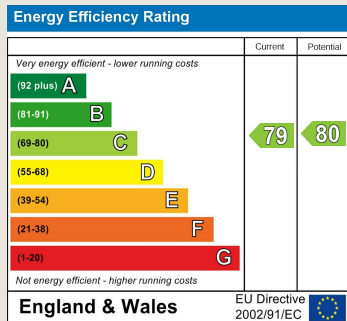
*Communal entrance hall *Entrance hall *Kitchen *Lounge *Two bedrooms *Family bathroom *Storage cupboards *Garage *Gas heating *Upvc double glazed windows

Local Authority

Somerset Council Tax Band: B

Tenure: Leasehold

EPC Rating: C



PROPERTY DESCRIPTION

Accommodation (measurements are approximate)

Wooden door leading to:

Communal entrance hall

Stairs rising to the first floor where the entrance door for the flat can be found

Entrance hall

Two storage cupboards and doorways to each room

Kitchen

Fitted with a range of wall and base units with worktop space over, electric oven, four ring gas hob with extractor over, single sink drainer unit, space and plumbing for washing machine, space for upright fridge/freezer, cupboard housing the gas boiler supplying domestic hot water and radiators, and Upvc double glazed window to rear

Lounge

Generously sized lounge with dual aspect Upvc double glazed windows

Bedroom 1

Double bedroom with radiator and Upvc double glazed window

Bedroom 2

Double bedroom with radiator and Upvc double glazed window

Family bathroom

Fitted with a panelled bath with tiled splashback and shower over, close coupled w/c, hand wash basin, and Upvc double glazed window

Garage

The garage is located next to the communal entrance door and is perfect for storage space.

Tenure

Leasehold

125 years from 01/01/2008

Service Charge £2381.64 per annum to Trinity Estates

Ground Rent £299.04

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Directions

From the Esso Garage on the junction of Love Lane and Oxford Street proceed along Love Lane. At the roundabout beside the Tesco Supermarket take the third exit onto Fank Foley Park Way. Continue to the next roundabout and take a left onto Worston road, which in turn becomes Marconi drive. Proceed down Marconi Drive bearing left and then turning sharp right where number 48 Marconi Drive will be found on your left hand side.

Material information

PROPERTY DESCRIPTION

Additional information not previously mentioned

Council Tax Band-B

EPC-C

- Mains electric and water.
- Water metered.
- Gas 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

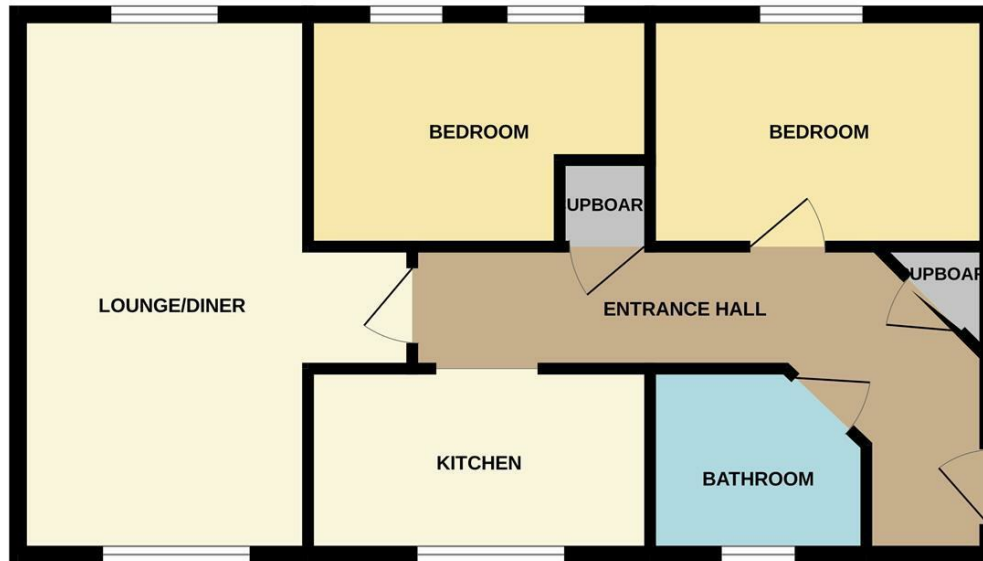
Flood Information:

flood-map-for-planning.service.gov.uk/location

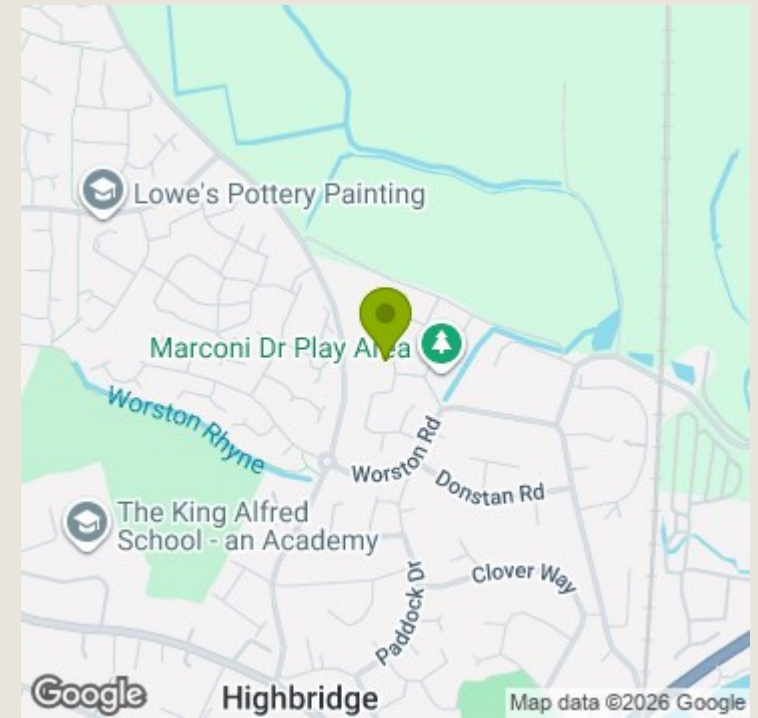








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

