



48 Marconi Drive

Highbridge, TA9 3FF

Price £135,000

 **BERRYMAN'S**

PROPERTY DESCRIPTION

An ever popular design of purpose built two bedroom first floor flat with en-suite shower room to the master bedroom and designated off street parking. Offered with the benefit of no onward chain.

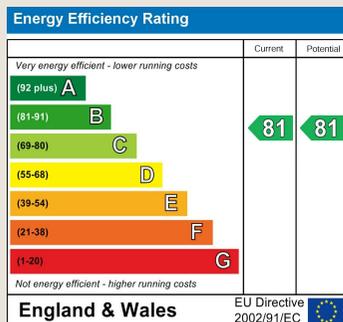
*Communal entrance Hall *Entrance Hall *Good Sized Lounge/Diner *Well Appointed Kitchen *Two Double Bedrooms *Master En-Suite Shower Room *Family Bathroom *Gas Central Heating *Upvc Double Glazed Windows *Designated Off Street Parking

Local Authority

Somerset Council Tax Band: B

Tenure: Leasehold

EPC Rating: B



PROPERTY DESCRIPTION

Accommodation (Measurements are approx)

Communal entrance hall with security phone entrance system with stairs rising to the first floor landing. Door to:

Entrance Hall

Airing cupboard and storage cupboard.

Lounge/Dining Room

17'3" x 10'7" narrowing to 7'11" (5.27 x 3.23 narrowing to 2.42)

Upvc double glazed windows to either side.

Kitchen

7'4" x 7'1" (2.26 x 2.16)

Fitted with an attractive range of wall and floor units to incorporate integrated oven, hob and extractor fan, cupboard housing the gas boiler supplying domestic hot water and radiators, single sink/drainers, space for fridge/freezer, plumbing for automatic washing machine and Upvc double glazed window to side.

Bedroom 1

15'5" x 8'7" (4.70 x 2.64)

Upvc double glazed window to front and two upvc double glazed windows to side.

En-Suite Shower Room

Comprising of a tower shower cubicle, pedestal hand wash basin, close coupled w/c, extractor fan and shaving point.

Bedroom 2

11'8" x 7'11" (3.58 x 2.43)

Upvc double glazed window to front

Family Bathroom

6'6" x 5'8" (2.00 x 1.75)

Comprising of a panelled bath, pedestal hand wash basin, close coupled w/c, part tiled walls and extractor fan.

Outside

The property benefits from having a designated off street parking space for one vehicle.

Tenure

Leasehold: 125 years from 1/1/2008. Approximately 107 years remaining.

Annual service charge: £2,232.00 per annum

Description

This ever popular design of two bedroom first floor flat is situated in a sought after location close to local amenities and briefly comprises of a communal entrance hall with security entry phone system, entrance hall, good size lounge/dining room, well appointed kitchen, two double bedrooms with master having an en-suite shower room and a family bathroom. The property further benefits from having gas central heating, Upvc double glazed windows, designated off street parking for one vehicle and being close to local amenities.

PROPERTY DESCRIPTION

No onward chain. An early application to view is strongly recommended by the vendors selling agent.

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

Additional information not previously mentioned

- 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.

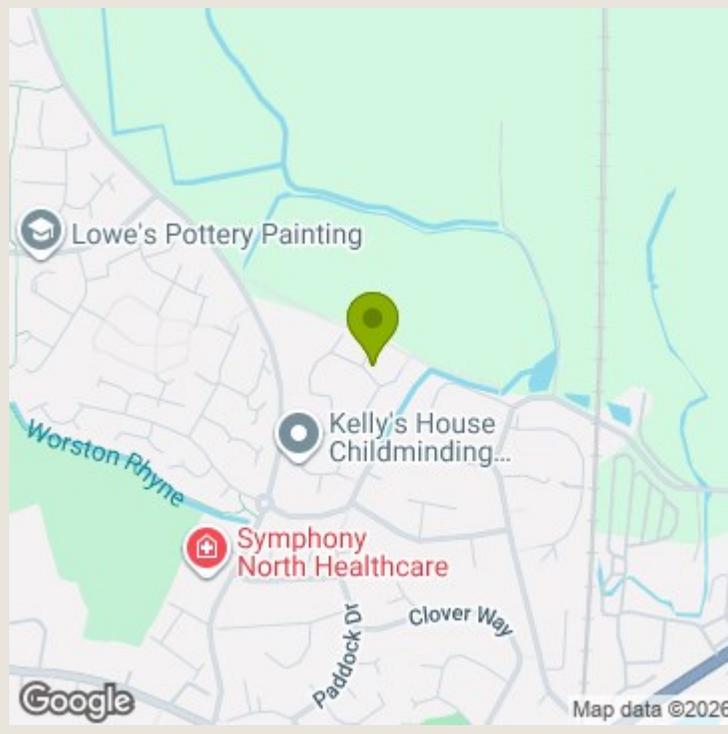
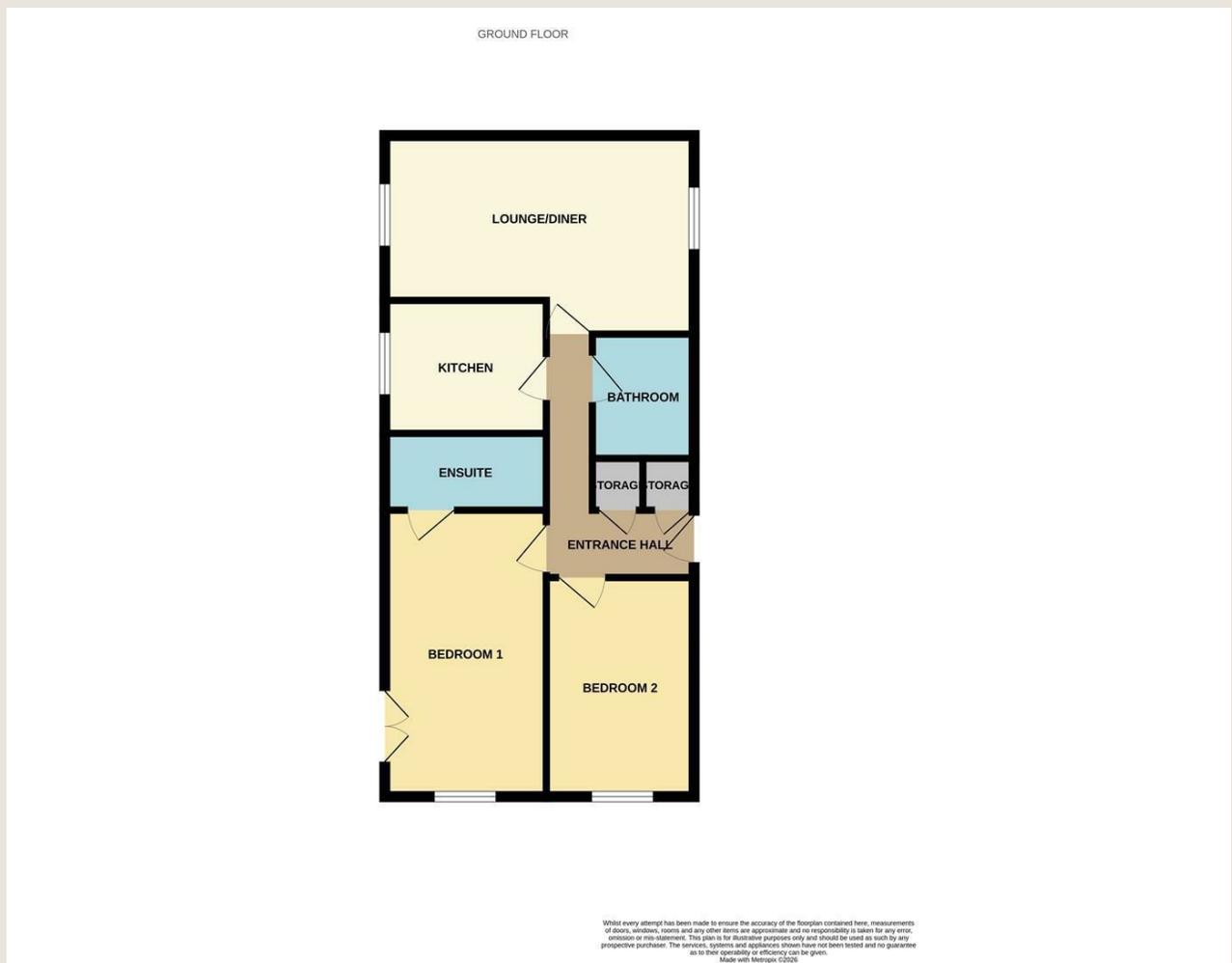
For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

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



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

