

£125,000
Leasehold





Features

- Immaculately Presented Throughout
- Two Bedroom Property
- Allocated Parking
- Ideal First-Time Buyer/Investor
- New Kitchen
- New Bathroom
- New Carpets
- Village Location
- Great Commuter Links
- Mains Water, Electricity and Drainage are connected
- EPC: C 71
- Leasehold: 125 years from 26 Nov 1991 (93yrs remaining)
- Council Tax Band: A - £1,390.37 for 2023/24
- **** NO ONWARD CHAIN ****

Summary of Property

An immaculately presented first floor, two bedroom property which has been totally renovated with new carpets, doors, kitchen and bathroom. The property briefly comprises; its own entrance door, stairs to the first floor, lounge, kitchen/breakfast room, two double bedrooms, bathroom shared courtyard and allocated parking space. Situated in the village of East Huntspill the M5 is just three miles away for commuters and the towns of Burnham on Sea and Highbridge are within a short drive. The property benefits from no onward chain.

Somerset Council, Tax Band: A - £1,390.37 for 2023/24

Service Charge & Ground Rent: N/A - shared costs between the two Flats for repairs and maintenance

Room Descriptions

LOUNGE 16'6 x 9'5 (5.03m x 2.87m)

Large front Upvc double glazed window overlooking farmland and electric heater. Television and telephone point.

KITCHEN/BREAKFAST ROOM 12'8 x 5'9 (3.86m x 1.75m)

Comprising matching base and drawer units, wall cupboards, contrasting worktop and splashback. Inset one and a half drainer stainless steel sink unit with mixer tap. Undercounter remote control lighting, induction hob, electric oven and extractor fan. Space and plumbing for automatic washing machine and front facing window overlooking open farmland.

LOBBY :- Access to bathroom and two bedrooms.

BEDROOM ONE 11'2 x 10'3 (3.4m x 3.12m)

Double glazed window, new electric heater and built in airing cupboard.

BEDROOM TWO 8'11 x 7'9 (2.72m x 2.36m)

Double glazed window and a new electric heater.

BATHROOM 6'10 x 4'8 (2.08m x 1.42m)

Suite of panelled bath with electric shower over and glass shower screen. Pedestal hand wash basin and low level w.c. Electric heated towel rail, wall mirror with smart touch control lighting and extractor fan.

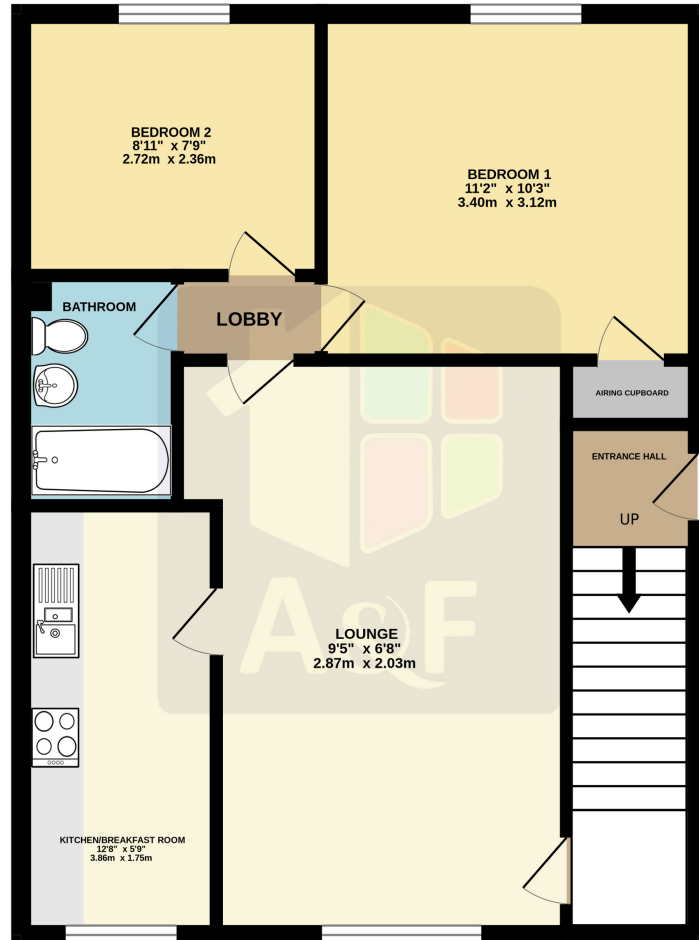
OUTSIDE

To the rear of the property there is a shared courtyard and drying area with allocated parking for one vehicle.



Floorplan

GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 546 sq.ft. (50.7 sq.m.) approx.

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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Material Information

Utilities Services:

Mains Water, Electricity & Drainage are Connected

Flood Risk:

<https://flood-map-for-planning.service.gov.uk/>

Broadband & Mobile Signal:

For an indication of specific speeds and supply or coverage in the area, we recommend potential Buyers use:-

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Planning Applications:

https://sdc.somerset.gov.uk/planning_online

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		