

Guide Price
£149,950





Features

- First floor purpose-built flat
- Allocated parking for one vehicle
- Desirable location near local amenities
- Neutrally decorated throughout
- Two bedrooms
- Council Tax Band B
- Bathroom with high quality fittings
- New flooring kitchen and bathroom

Summary of Property

A very conveniently located neutrally decorated first floor purpose built flat. This property offers a well-proportioned living space with a large reception room providing plenty of space for relaxing and entertaining guests, a fully functional kitchen, two spacious bedrooms and a bathroom finished with high quality fittings completes the accommodation, providing all the necessary conveniences. The property has been very well maintained and provides a blank canvas for any potential buyer.

One of the unique features of this property is the allocated parking space, making it perfect for those who own a car.

Standing adjacent to St Andrews parish church and having southerly facing views over the church yard. The flat is also within a short walk of both the town centre and seafront. There are various facilities close by including the Post Office, library, hospital and doctors, bowls club and the swimming pool. Access to the M5 motorway junction 22 at Edithmead providing travelling to Bristol, London, the North and South. Main line railway station at Highbridge.

Service Charges for period £950 per annum which includes management fee, maintenance charges and contribution to general upkeep of the complex.

EPC: D64 (28/04/2024) Council Tax Band: B £1,905.64 for 2025/26

Long leasehold - 999 years from 4th January 2019. Annual Service Charge: £950

Room Descriptions

Accommodation:

Entrance:

Communal entrance hall and stairs to the first floor landing.

Lounge: 4.87m x 4.44m (16' 0" x 14' 7")

Front entrance door leading into the lounge area with two double glazed windows, coved ceiling, 'Creda' off peak heater and a further electric panel heater.

Kitchen: 3.45m x 1.96m (11' 4" x 6' 5")

Various base, wall and drawer units having roll top work surfaces. Single drainer circular stainless steel sink unit with a mixer tap. Fitted 'Moffat' ceramic hob and over with extractor hood over. Plumbing for an automatic washing machine. Double glazed window, coved ceiling, part time walls and a fluorescent light strip. New flooring with extra sound proofing.

Bedroom One: 3.81m x 2.74m (12' 6" x 9' 0")

Double glazed window, coved ceiling and an electric panel heater.

Bedroom Two: 2.83m x 2.42m (9' 3" x 7' 11")

Double glazed window, coved ceiling and an electric panel heater.

Inner Hall:

Airing cupboard housing the insulated copper hot water tank fitted with a dual electric immersion heater. Access to loft space.

Bathroom:

White suite with high quality fittings comprising a newly fitted panelled bath having a 'Mira' shower over and shower screen. Newly fitted rectangular vanity hand wash basin, low level w/c, a heated towel rail and extractor fan. Double glazed window with coved ceiling and Porcelanosa tiles. New flooring with extra sound proofing.

Outside:

One car parking space with communal garden area.

Services:

Mains electricity, water and drainage are connected.

Tenure:

Long leasehold

999 years from 4th January 2019

Annual Maintenance - £950

Vacant possession on completion



Material Information		
Council Tax Band & Charge for Current Year		
Band: B	£1,905.64	2025/26
EPC Rating & Date Carried Out		
D64 28/04/2024		
Building Safety Issues		
None Reported		
Mobile Signal		
Ofcom Mobile Coverage Checker		
Provides official indoor and outdoor coverage predictions across all major UK networks (EE, O2, Three, Vodafone). 🔗 Ofcom Mobile Coverage Checker provides official predictions for indoor and outdoor coverage across all major UK networks (EE, O2, Three, Vodafone).		
nPerf Mobile Coverage Map		
Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data. 🔗 https://www.nperf.com/en/map/GB/-/-/signal?l=20&lg=0&zoom=3		
Mast Data Mobile Mast Summary		
Shows mast locations and coverage details for each mobile provider across the UK 🔗 https://mastdata.com/coverage		
Construction Type		
Standard Construction		
Built in the early 1980s of cavity wall construction with an external render having an alpine finish. The roof is tiled, felted and insulated.		
Existing Planning Permission		
No Applications Currently Registered		
Coalfield or Mining		
N/A		
Disclaimer:		
The information provided above has been obtained directly from the sellers or their representatives. While every effort		

Floorplan

GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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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