

£150,000
Leasehold





- ### Features
- Peaceful and quiet area
 - Garden to rear and front
 - Built-in wardrobes for storage
 - Laminate flooring throughout
 - Conveniently located near amenities
 - Ideal for first-time buyers or investors
 - Close proximity to Apex Lakes
 - Also suitable for downsizing/retirement
 - EPC: D 61
 - Lease: 999 years from 1989
 - Council Tax Band: A - £1,410.73 for 2023/24
 - ** NO ONWARD CHAIN **

Summary of Property

Situated in a peaceful and quiet area, this ground floor flat is now available for sale with no onward chain. Ideal for first-time buyers, investors, or retirees downsizing, this neutrally decorated property boasts a garden both to the rear and front, providing a serene outdoor space.

Upon entering, you will find a reception room featuring a bay window and a feature fireplace, creating a warm and inviting atmosphere. The kitchen comprises wall, base and drawer units, plenty of worktop space, plenty room for undercounter appliances, making it a practical and functional area for cooking.

The bedroom benefits from several built-in wardrobes, allowing for ample storage space, as well as natural light streaming in through the sliding doors leading to the garden in addition there is a walk-in shower for convenience. The bathroom includes both a panel bath and a separate WC with wash hand basin, offering convenience and comfort.

With laminate flooring throughout, double glazing, electric heating, and a council tax band A. This flat is conveniently located near schools, local amenities, green spaces, and parks. Don't miss the opportunity to make this charming flat your new home.

Somerset Council, Tax Band: A £1,410.73 for 2023/24

Leasehold: 999 years from 1st December 1989

Room Descriptions

Porch

Brick built porch with uPVC window and door

Kitchen 13'10" x 5'10" (4.22m x 1.79m)

A range of base, wall and drawer units. Plenty of worktop are with ample undercounter space for appliances. One and a half sink and drainer. Laminate flooring and built-in storage cupboard.

Lounge 13'10" x 11'5" (4.22 x 3.49m)

Front aspect bay window, feature fireplace and television stand. Laminate flooring.

Bedroom 10' 11" x 9'5" (3.33m x 2.88m)

Built-in wardrobes and storage above. Laminate flooring. Walk-in en-suite shower. Sliding patio doors to the garden.

Inner Hall

Laminate flooring. Built-in airing cupboard and access to the bedrooms and bathroom.

Bathroom 6'4" x 6'2" (1.94m x 1.88m)

Part tiled wall with panelled bath. Separate wc and wash hand basin. Laminate flooring leading to Rear Porch with door out onto the rear garden.

Front Garden

Good sized mainly laid to lawn with mostly hedge surround and wooden fence. Pathway to the front door.

Rear Garden Space

Patio area off the bedroom to the fully enclosed rear garden. There are two outhouses (one fairly large and the other a smaller brick built), area laid to lawn, border with shrubs and pedestrian rear access gate.

Location

Highbridge offers a variety of shops, public houses, restaurants, Asda supermarket and a mainline railway link. There is also a bus service to Weston super Mare, Bridgwater and Taunton. The seaside resort of Burnham on Sea is some two miles away providing a good variety of town amenities, further supermarkets, bank, newsagents, bakers, chemists, sea front and a good choice of leisure facilities including sport centre, cinema, indoor swimming pool and golf course. The M5 interchange at Edithmead is some two miles away and gives easy access to the South West, Bristol, Taunton, Exeter and the M4 corridor.

Agent Notes

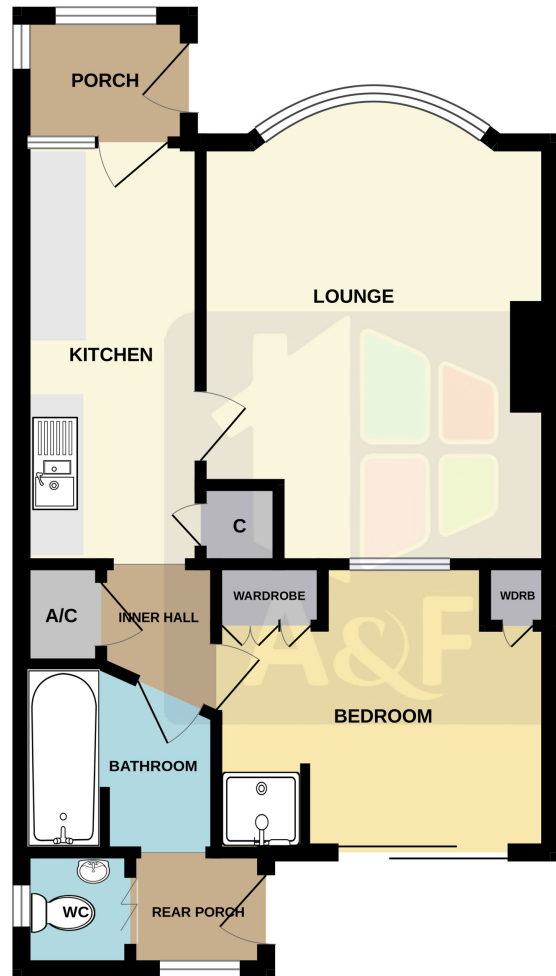
The purchaser will be the owner of the FREEHOLD, however be a leaseholder of the ground floor and landlord of the first floor. There is no charges per annum and repairs are split between both flats.

If the property is purchased by an investor in the view of putting to the rental market, then permission will be needed by the council.



Floorplan

GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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

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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