



2 Bedroom, Ground Floor Flat - ** Investment Property **

- EPC: C77
- 2 Bedrooms, 2 Bathrooms
- Ground Floor Flat
- Council Tax Band A
- Large lounge and dining area
- Allocated Parking Space
- Close to amenities & local transport links

**** Investment Property to be sold with tenants in situ****

This property represents an outstanding investment opportunity, as it is being sold with a tenant in situ under an Assured Shorthold Tenancy (AST). This makes it ideal for those looking to expand their portfolio with a property that offers an immediate rental income.

The block itself is constructed with brick and block cavity walls, topped with a tiled, felted, and insulated roof. This well-positioned flat is located on the ground floor of a purpose-built block, nestled on the banks of the River Brue. It is also conveniently close to Highbridge town, offering a supermarkets, shopping options, and essential amenities, such as churches, schools, restaurants, pubs, and a doctor's surgery. The property benefits from easy access to the M5, with Junction 22 to the north and Junction 23 to the south. Highbridge's mainline railway station is approximately 300 yards away.

The flat comprises a spacious reception room, a kitchen, two bedrooms (one with an en-suite), and a bathroom. The living area features a 'Juliet' style balcony, offering views over the river.

Council Tax Band: A £1,633.42 for 2025/26 EPC - C
77

Leasehold - 130 Years remaining

Ground Rent - £150 per annum

Standing Charge - £1,010.94 per annum

Current Rent - £600 pcm

Market Value Rent - £750 pcm. The net rental yield at that rent would be 6.53%.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantees can be given with respect to planning permission or fitness of purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

THE DATA PROTECTION ACT 1998

Please note that all personal provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent. For further information about the Consumer Protection from Unfair Trading Regulations 2008 see <http://www.legislation.gov.uk/uksi/2008/12277/contents/made>