

**Asking Price  
£75,000  
Leasehold**





## Features

- Ground floor purpose built
- Gas central heating system
- UPVC double glazed windows
- Open plan living space
- Fitted modern kitchen units
- Double bedroom with patio
- Contemporary white bathroom suite
- Secure communal entry system
- Garage beneath Coach House
- Excellent commuter transport links

## Summary of Property

A well presented purpose built ground floor apartment offering comfortable, low maintenance living in a highly convenient Highbridge location. Ideal for first time buyers, downsizers or investors, the property combines modern features with practical space and the rare advantage of a garage. The apartment benefits from its own private entrance via a communal hall with secure entry system. Inside, the accommodation is thoughtfully laid out, starting with an entrance hall providing access to all rooms. The main living space is a bright lounge that flows openly into the kitchen area, creating a sociable and functional layout for everyday living.

The kitchen is fitted with a range of base and wall units, contrasting work surfaces and integrated cooking appliances, with additional space for further white goods. The double bedroom is a generous size and enjoys double glazed doors opening onto a patio and courtyard area, allowing for natural light and a pleasant outlook. A built in cupboard houses the boiler and provides useful storage.

The bathroom is fitted with a modern white suite including a panelled bath with shower over, wash hand basin and WC, complemented by tiled walls and a heated towel rail. Further benefits include gas central heating and UPVC double glazing throughout. Externally, the property enjoys the significant advantage of a garage located beneath the Coach House to the rear, providing secure parking or valuable storage space. Situated close to local shops, supermarkets and Highbridge railway station, the apartment is also well placed for access to Burnham on Sea and the M5 at Junction 22, making it an excellent base for commuting and coastal living alike.

## Room Descriptions

### Entrance Hall:

With entry phone system, radiator and fuse box.

### Lounge open plan to Kitchen: 4.67m x 3.99m (15' 4" x 13' 1")

UPVC double glazed window overlooking the rear courtyard and parking area. Kitchen fitted with base units, wall cupboards, tiled surrounds and contrasting worktops. Inset stainless steel sink with mixer tap. Space for fridge and plumbing for washing machine. Integrated electric oven and gas hob with extractor hood. Thermostat control, radiator, telephone and television points.

### Bedroom: 4.47m x 2.57m (14' 8" x 8' 5")

UPVC double glazed doors opening onto the patio and courtyard. Radiator, television point and tall cupboard housing the boiler.

### Bathroom: 2.59m x 1.47m (8' 6" x 4' 10")

Fully tiled walls. Modern white suite comprising panelled bath with mixer tap and shower attachment with glazed screen, pedestal wash hand basin and low level WC. Extractor fan and chrome heated towel rail.

### Outside

Garage located to the rear of the property beneath the Coach House.

### Location

Highbridge is a small Somerset town that offers a practical, well connected base for everyday living while still being close to the coast and open countryside. It sits alongside Burnham on Sea, with the two towns effectively linking together, giving residents access to a wider range of shops, services and leisure facilities than you would normally expect from a town of this size.

The town has a mix of local independent businesses and national retailers, with supermarkets, cafés,

healthcare services and schools all within easy reach. Highbridge railway station provides direct mainline connections to Bristol, Taunton and beyond, making it a convenient spot for commuters who want more space and better value than city living. Road links are equally strong, with Junction 22 of the M5 just a short drive away, giving straightforward access north towards Bristol and south towards Exeter.

One of Highbridge's strengths is its balance between convenience and lifestyle. The seafront at Burnham on Sea is only minutes away, offering long walks, beaches and coastal scenery, while the Somerset Levels and nearby countryside provide plenty of opportunities for walking, cycling and enjoying the outdoors. The iconic landmark of Brent Knoll rises just inland and is a well known local beauty spot with panoramic views across the area.

Property in Highbridge ranges from established residential streets to newer developments, attracting a wide mix of buyers including families, retirees and those relocating from larger towns and cities. Overall, Highbridge appeals to people looking for a friendly community, strong transport links and easy access to both coast and countryside, all while remaining more affordable than many larger Somerset centres.

### Agents Notes

Leasehold with the remainder of a 999 year lease from 1 January 2007.

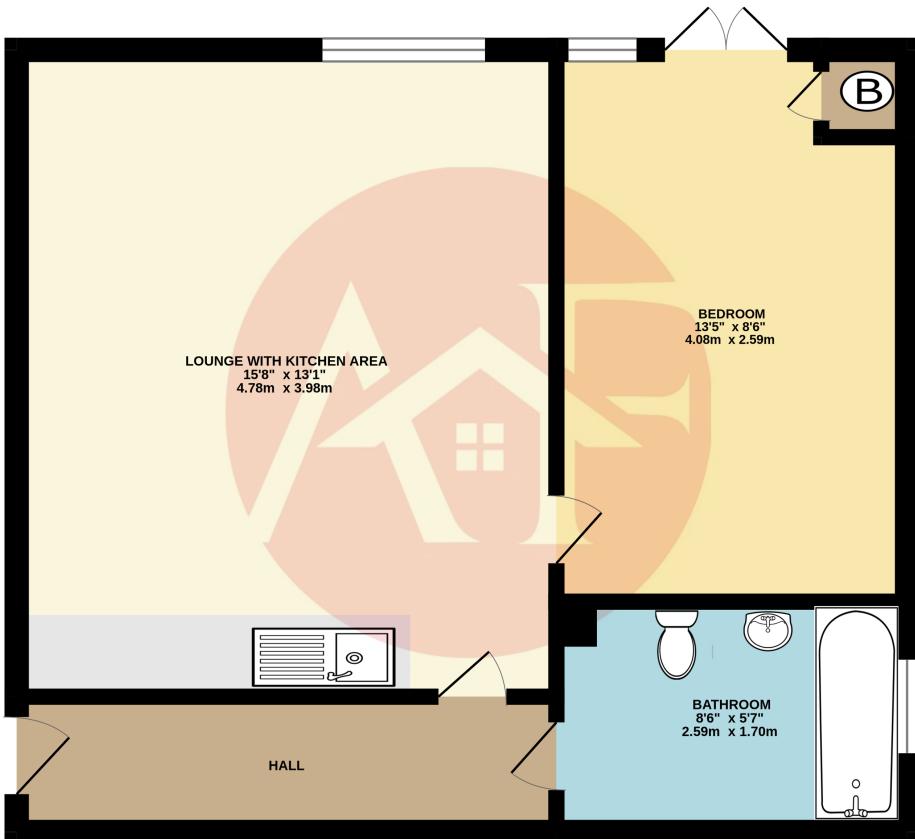
Ground rent is £100 per annum.

Service Charge is £720 per annum



## GROUND FLOOR

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 operation or efficiency can be given.  
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### Building Safety

Non Reported

### Mobile Signal

Ofcom shows predicted mobile coverage, nPerf shows real-world signal strength.

### Construction Type

Standard Construction

### Existing Planning Permission

Non Reported

**Annual Service Charge:** 720

**Council Tax:** Band A

**Council Tax:** Rate 1523.55

**Parking Types:** None.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** Lateral living.

**Flooding Sources:** None.

Has the property been flooded in last 5 years? No

**Flooding Sources:** None.

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No