



Somerset Way, Highbridge

£134,750

A MODERN 2 BEDROOM PURPOSE BUILT FIRST FLOOR FLAT with DOUBLE GLAZING AND OFF-PEAK HEATING



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TO VIEW:

Apply to the Vendor's Sole Agents: A&F Estate Agents

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Many thanks for your kind co-operation during these uncertain times.

THE PROPERTY:

Entrance Hall, Lounge & Dining Area, Kitchen, Master Bedroom, En-Suite Shower Room, Bedroom, Family Bathroom, Double Glazing and Off-Peak Heating and Carport with fitted up-and-over door.

SITUATION:

Standing in a small residential area to the east side of the Highbridge town centre and being adjacent to Highbridge railway station and conveniently provides access to Bristol, Taunton, Exeter, London, the North and South

Wales. The Flat stands approximately 300 yards from the town centre which provides various shopping facilities, take-away food shops and public houses. The town also has the local ASDA supermarket.

Further facilities at nearby Burnham-on-Sea. In and around the surrounding area there are various sporting and recreational clubs and sports facilities. Access to the M5 interchange at Edithmead Junction 22 to the North and Junction 23 to the South.

CONSTRUCTION:

Built of brick and block cavity walls and having a tiled felted and insulated roof. This purpose-built Flat stands on the first floor of this three-storey block with spacious accommodation together with double glazing and off-peak heating.

ACCOMMODATION

Communal Entrance Hall, Stairs and Landing

ENTRANCE HALL:

Approached via door with entry telephone system and 'Ventaxia' off-peak heater.

KITCHEN: 3.33m x 1.90m (10'11" x 6'3")

Single drainer stainless steel sink unit with mixer tap. Range of modern base, wall and drawer units with roll top working surfaces. Fitted electric 4-ring hob with overhead cooker hood. 'New World' oven. Plumbing for an automatic washing machine, part tiled walls, double glazed window and four spot lights.

LOUNGE: 5.70m x 3.69m (18'8" x 12'1")

Dual aspect double glazed windows, fitted electric fire and 'Ventaxia' off-peak heater.

MASTER BEDROOM: 3.95m x 3.16m (13'0" x 10'4")

Dual aspect double glazed windows and

built-in store cupboard.

EN-SUITE SHOWER ROOM:

White suite comprising shower cubicle, pedestal wash hand basin, low level WC, shaver point, extractor fan, 'Dimplex' fan assisted heater and double glazed window.

BEDROOM: 3.94m x 2.44m (12'11" x 8'0")

Double glazed window.

BATHROOM:

White suite comprising panelled bath with shower attachment and shower rail. Vanity unit with inset hand wash basin, low level WC, part tiled walls, double glazed window, extractor fan, heated towel rail and 'Dimplex' fan assisted heater.

OUTSIDE:

Carport with fitted up-and-over door.

ENERGY PERFORMANCE RATING:

C79

SERVICES:

Mains Electricity, Water and Drainage

are connected.

TENURE:

Long leasehold: Remainder of a Lease dated January 2003 for a term of 155 years

Vacant Possession on Completion

OUTGOINGS:

Sedgemoor District Council, Tax Band: A
£1,256.27 for 2020/21

Annual Ground Rent: £120

Annual Maintenance Charge: £750

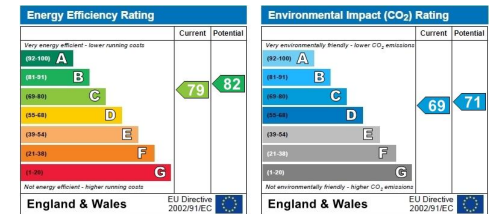
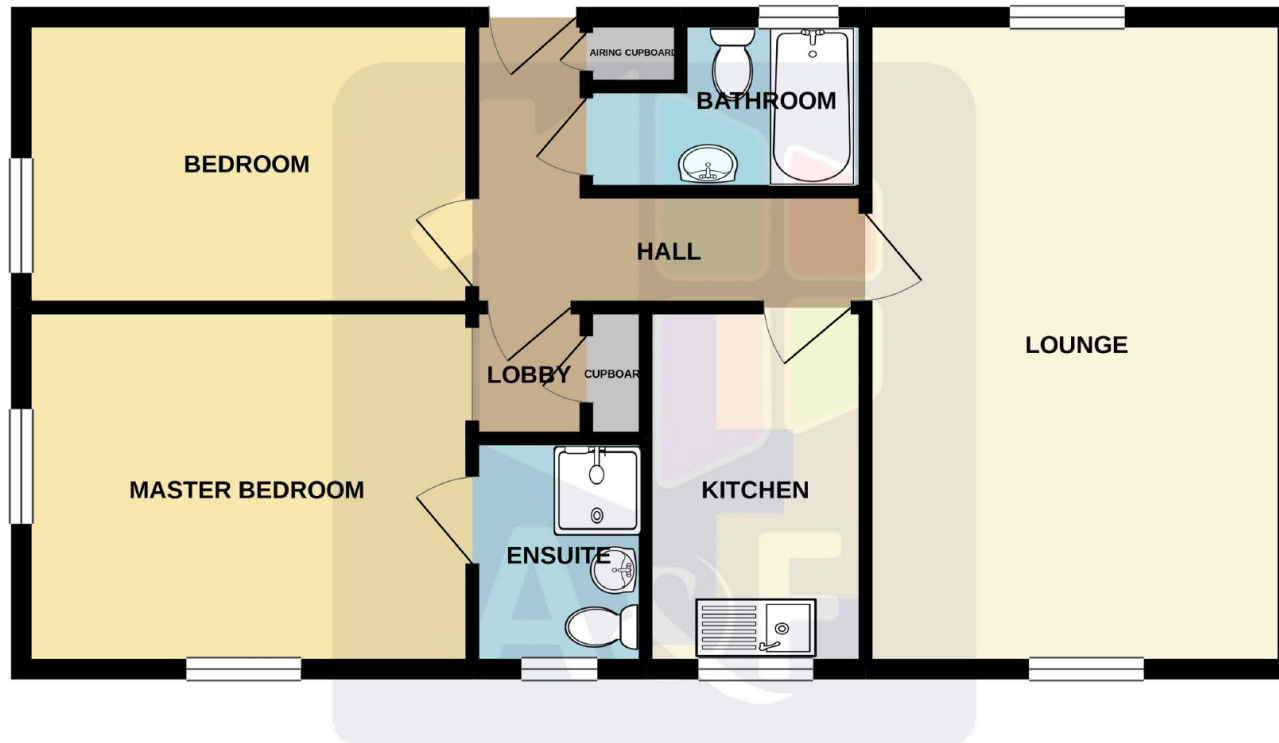
Details by: JF



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FIRST FLOOR



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