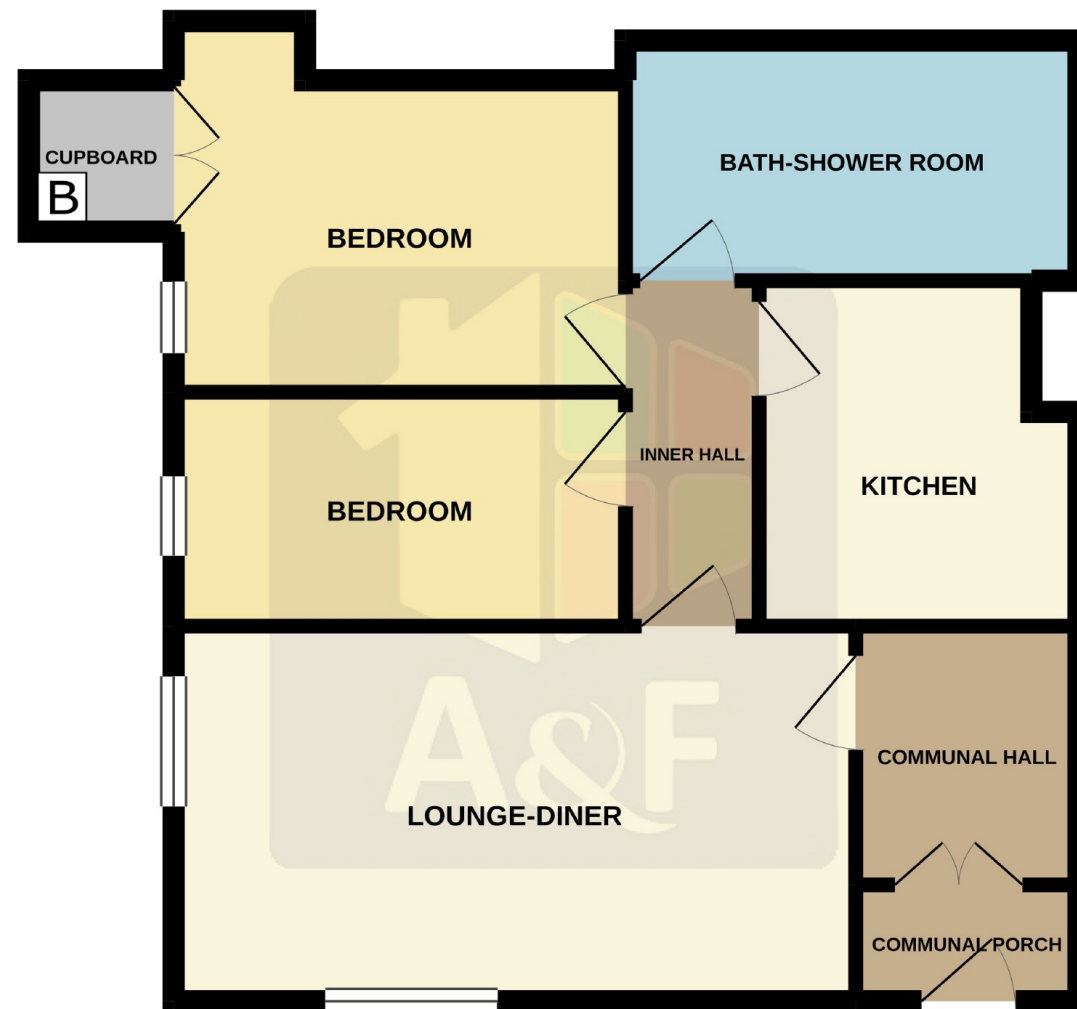
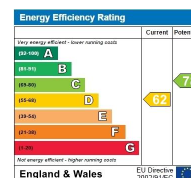


GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 615 sq.ft. (57.1 sq.m.) approx.

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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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>



A&F

Huntspill Road, Highbridge
£106,950



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- BATH/SHOWER ROOM
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- GARDEN
- ALLOCATED PARKING SPACE

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TO VIEW:

Apply to the Vendor's Sole Agents: A&F Property
PLEASE KINDLY NOTE:

All viewings are strictly by appointment, limited to 15 minutes and are limited to 2 persons from one household/bubble, with all visiting parties please wearing face masks and kindly adopting a 'no-touching' protocol inside all our vendors' properties.

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

THE PROPERTY:

Lounge-Diner, Inner Hall, Kitchen, 2 Bedrooms, Bath/Shower Room, Gas Central Heating, Double Glazing, Garden and Allocated Parking Space

SITUATION:

Set in the heart of the historic market town of Highbridge which offers a range of local shops, supermarkets, Dr's surgery, takeaways and public houses, it is also home to a mainline railway station. Nearby is the seaside town of Burnham-on-sea where there a host of local shops, takeaways, churches, schools, library, cinema, hotels, restaurants, public houses, hospital and a wide range of sporting recreational clubs and facilities. Access to the M5 at Edithmead, Junction 22.

Communal Porch and Hall with cupboard which houses the electric meters.

ACCOMMODATION

LOUNGE-DINER: 18'1 x 9'11 (5.51m x 3.02m)

Approached via hard wood door. Dual aspect double glazed windows, one with radiator under. Feature fireplace, hearth and mantel with fitted coal-effect electric fire. Television and telephone points. Inset ceiling spotlights.

INNER HALL: 9'8 x 4'0 (2.95m x 1.22m)

Radiator, cloaks hooks, smoke detector and inset ceiling spotlights.

KITCHEN: 9'2 x 7'3 expanding to 8'6 (2.79m x 2.21m expanding to 2.59m)

Range of base and drawer units, wall cupboards and contrasting worktops. Integrated dishwasher (for which there is plumbing) and further plumbing for automatic washing machine. Circular bowl sink unit with mixer tap. Integrated appliances include oven, 4-ring hob with extractor hood/light over. Part tiled walls, radiator, shelving, extractor fan and inset ceiling spotlights.

BEDROOM 1: 11'5 x 8'3 (excluding recess) (3.48m x 2.51m (excluding recess))

Radiator and double glazed window. Inset ceiling spotlights, television point and walk-in cupboard with inset spotlights and housing the 'Radiant' wall-mounted gas fired boiler.

BEDROOM 2: 12'0 x 6'2 (3.66m x 1.88m)

Television point and telephone points. Double glazed window.

BATH/SHOWER ROOM: 12'0 x 6'4 (3.66m x 1.93m)

Large cubicle with mixer. Panelled bath with mixer tap. Wash hand basin with mixer tap and rectangular wall mirror over. Low level WC with concealed cistern. Heated towel rack, extractor fan, mirror-fronted cabinet and inset ceiling spotlights.

OUTSIDE:

The Garden, which is surrounded by a low brick boundary wall with wrought iron railings, is laid to lawn with bushes, established palm tree and gravel. Letterbox. Allocated Parking Space to the Rear.

ENERGY PERFORMANCE RATING:

D62

SERVICES:

Mains Water, Gas, Electricity and Drainage are connected.

TENURE:

Leasehold - Remainder of a term of 999 years from 25 March 2003

Vacant Possession on Completion

OUTGOINGS:

Sedgemoor District Council, Tax Band: A

£1,256.27 for 2020/21

Ground Rent: £250 p.a.

Service Charge: £964.15 (Jan - Dec 2020)

Details by: AA

