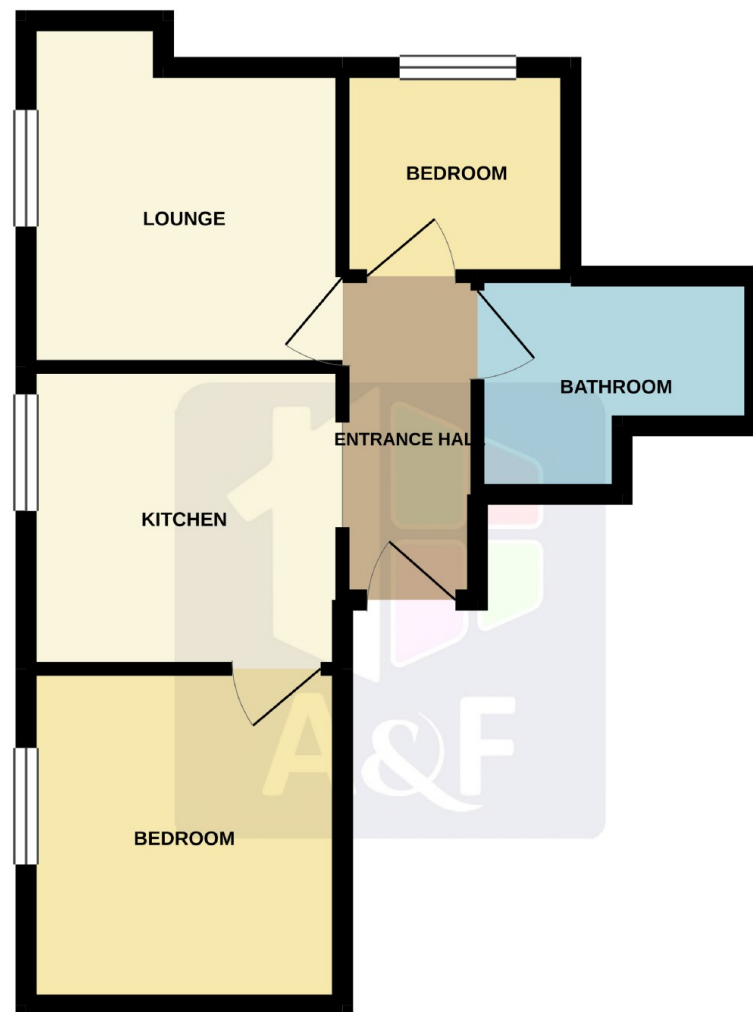
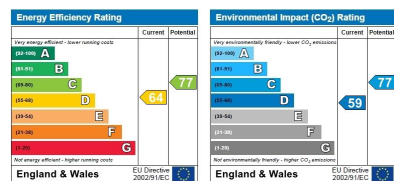


GROUND FLOOR



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 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.

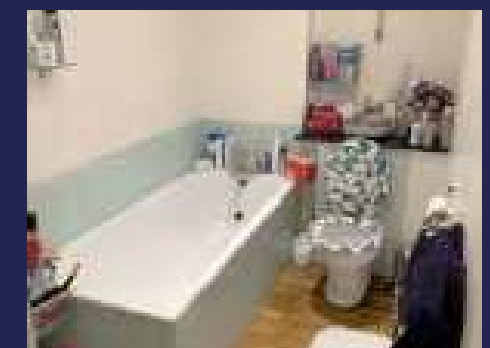
THE DATA PROTECTION ACT 1998

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
£105,000



A FIRST FLOOR, 2 BED APARTMENT BEING OFFERED TO THE MARKET AND CAN BE SOLD WITH TENANTS IN SITU

- 2 BEDROOMS
- LOUNGE, KITCHEN
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PARKING SPACE TO THE REAR
- *INVESTMENT - TENANTS IN SITU*

A&F Property Group
18 College Street
Burnham on Sea
Somerset, TA8 1AE



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residential@aandfproperty.co.uk

01278 78 22 66
01278 79 21 23



Flat 2, Island House, Huntspill Road, Highbridge, Somerset, TA9 3TQ

SITUATION

Set in the heart of the historic market town of Highbridge which offers a range of local shops, supermarkets, 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, doctor's surgery and a wide range of sporting recreational clubs and facilities. Access to the M5 at Edithmead, Junction 22.

THE PROPERTY

The property consists of: Entrance hall, 2 bedrooms, Lounge, Bathroom and Kitchen. The property also benefits from gas central heating and double glazing

ENTRANCE HALL

The entrance hall is accessed via stairs from the communal entrance. This then leads on to all of the other rooms.

LOUNGE

The lounge has hard wood flooring and is currently used as an extra bedroom. There is a TV aerial point, radiator, electrical points and double glazed window with side aspect.



BEDROOM

This double bedroom is situated off the kitchen and has hardwood flooring. The room offers several electrical points, a radiator and a double glazed window.



BEDROOM

This single bedroom has hardwood flooring, radiator, several electrical points and a double glazed window.



KITCHEN

The kitchen has an array of floor and wall units as well as an island which homes the electrical oven as well as the induction hob. There is also space for a fridge and a washing machine.



BATHROOM

The bathroom offers a 4 pieces suite which includes a WC, wash basin, a panelled bath and a walk in shower.



OUTSIDE

To the rear of the property is a parking space.

SERVICES

Mains gas, water, drainage and electric are all connected.

ENERGY PERFORMANCE RATING:

D64

TENURE

Leasehold

Term of Lease: Remainder of 999 Year
Lease from 25 March 2003

Current Rent: £550 PCM on an Assured
Shorthold Tenancy Agreement

OUTGOINGS

Sedgemoor District Council. Tax Band: A
£1,201.85 for 2019/20