



6 Customs Warehouse Huntspill Road, Highbridge, Somerset, TA9 3BL



DAVID PLAISTER

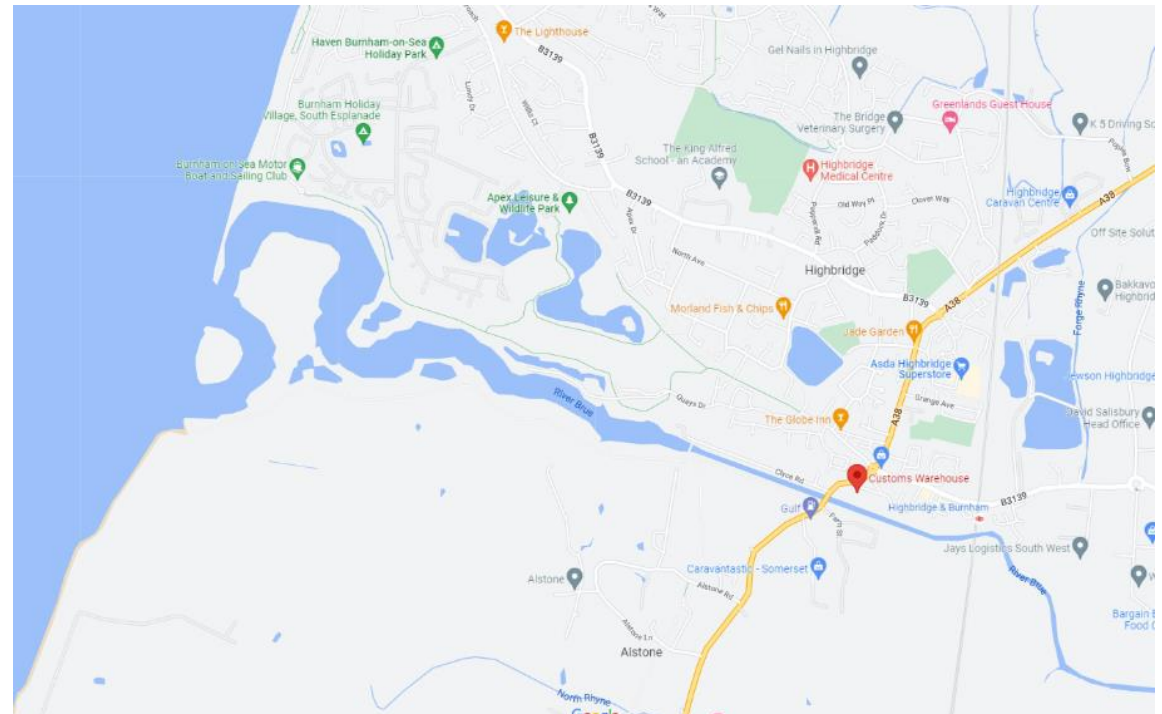
PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

6 Customs Warehouse, Huntspill Road, Highbridge, Somerset, TA9 3BL

£110,000

This one bedroom, first floor apartment is situated in Highbridge, Somerset. The leasehold property comprises an open plan living/kitchen room, bathroom, and one bedroom. Outside, to the side of the property is a communal car park which provides one allocated off-street parking space. The apartment is currently tenanted and can either be sold with the tenant in situ or with vacant possession as you wish. The property would make an ideal buy to let opportunity or would be suitable for first time buyers. Highbridge benefits from local amenities including shops, medical centre, pharmacies, pubs, community hall, Churchfield Church Primary School and King Alfred's Secondary School. The bustling seaside town of Burnham-on-Sea is within reach which offers further facilities close by. For the commuter, the M5 motorway is nearby and Highbridge and Burnham train station provides connection via the Bristol to Exeter line, and from there to most major towns and cities. In addition, the A38 provides direct access to nearby towns, cities and airport including Bristol, Bath, Weston-super-Mare and Bristol Airport. EPC Rating C77, Council Tax Band A.

- A leasehold, one bedroom apartment situated in Highbridge
- With an open plan kitchen/living room
- Benefits from one allocated off-street parking space
- Currently tenanted, can be sold with tenant in situ or vacant
- Within reach of local amenities
- Ideal for the first-time buyer or investor
- EPC Rating C77, Council Tax Band A



Accommodation

Entrance

A communal entrance door, hallway and stair flight rising to the first floor and Apartment Six.

Hallway

Doors to principal rooms, entry phone system, ceiling light.

Bedroom One 14' 6" x 10' 2" (4.43m x 3.10m)

A timber framed double glazed sash window, radiator, ceiling light.

Bathroom 6' 8" x 5' 8" (2.03m x 1.73m)

Maximum

A low level W/C, pedestal wash hand basin, panel bath with shower attachment and glass screen over, heated towel rail, extraction fan, ceiling light.

Kitchen/Living Room 20' 5" x 10' 9" (6.23m x 3.27m)

An open plan flexible kitchen/living/dining area with a range of wall and floor units with worktops and tiled splashbacks over, four burner gas hob with oven under and extraction hood over, stainless steel sink and drainer, space for appliances, wall mounted gas fired boiler, two radiators, timber framed double glazed sash window, spotlight track and two ceiling lights.

Outside

To the side of the property is a communal car park providing one allocated off-street parking space for Apartment Six.

Services

Mains gas, electricity, water, drainage.

Tenure

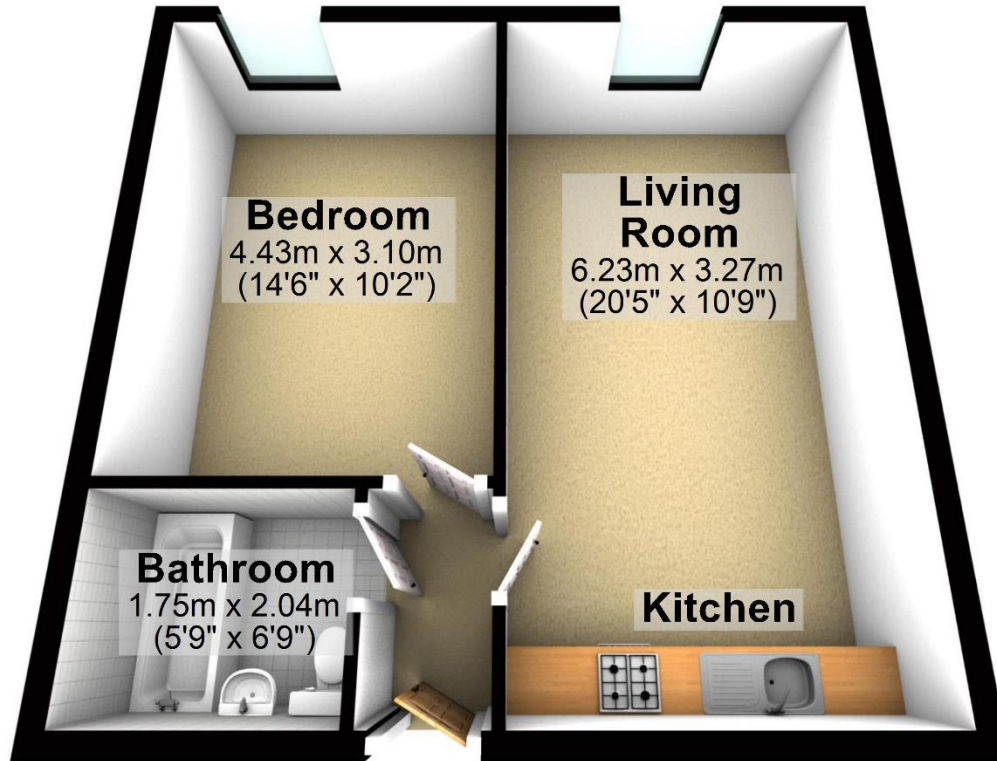
Leasehold - 999 year lease from 1 October 2005.

Management Fees

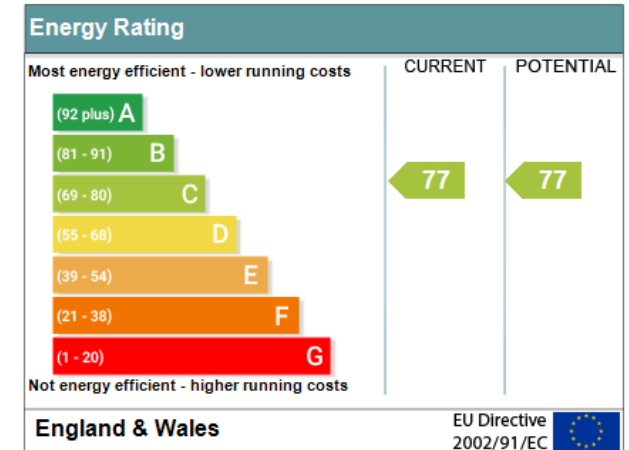
£112.16 PCM.



First Floor



Address: 6 Customs Warehouse, Huntspill Road, HIGHBRIDGE, TA9...
RRN: 8300-1791-0722-2203-3273



Total area: approx. 40.4 sq. metres (434.9 sq. feet)



Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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