



DAVID PLAISTER
PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

**7 Dorset House, 100 Church Street,
Highbridge, Somerset, TA9 3HP**

£125,000

Ideal for the first-time buyer or investor, this property is currently tenanted and can either be sold with the tenant in situ or with vacant possession as you wish. Located on the second floor, this leasehold apartment comprises two bedrooms, a living room, Kitchen, and one bathroom. Outside, to the rear of the property there is a communal parking area providing one allocated off street parking space and a communal garden laid to grass. 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 C76, Council Tax Band A.



- **A superb two-bedroom, second floor, leasehold apartment**
- **With UPVC double glazing and gas central heating**
- **The ideal property for the first-time buyer or investor**
- **Flexible open plan kitchen/living space**
- **Benefits from one off street parking space**
- **Currently tenanted, can be sold as a buy to let investment or vacant**

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ACCOMMODATION

Entrance

Communal entrance door, hallway, stair flight rising to the second floor and Apartment Number 7.

Hallway

Doors to principal rooms, useful storage cupboard, radiator, roof access hatch, ceiling light

Bathroom 7' 7" x 4' 4" (2.31m x 1.32m)

Low level W/C, panelled bath with shower attachment over, part tiled walls, pedestal wash hand basin, radiator, extraction fan, ceiling spotlights, wall light.

Bedroom Two 8' 11" x 7' 9" (2.71m x 2.35m) - Please

note there is restricted head height

Part sloping ceilings with Velux skylight window, radiator, ceiling light.

Bedroom One 8' 2" x 11' 7" (2.49m x 3.52m) Plus 4' 4"

x 3' 10" (1.33m x 1.16m) - L Shaped

UPVC double glazed window, radiator, part sloping ceilings, ceiling light.

Living/Dining Room 14' 9" x 12' 0" (4.50m x 3.66m)

UPVC double glazed window, two radiators, two ceiling lights, archway opening to kitchen.

Kitchen 6' 10" x 5' 11" (2.09m x 1.80m) Plus 3' 5" x 2' 1" (1.04m x 0.63m)

A range of wall and floor units with worktops and tiled splashbacks and upstands over, four burner gas hob with oven under an extraction hood over, space and plumbing appliances, inset one and a half bowl stainless steel sink and drainer, UPVC double glazed window, ceiling spotlights.

Outside

To the rear of the property there is a communal parking area with one allocated off street parking space, a communal garden laid to grass to the side.

Services

Mains gas, electricity, drainage, water.

Tenure

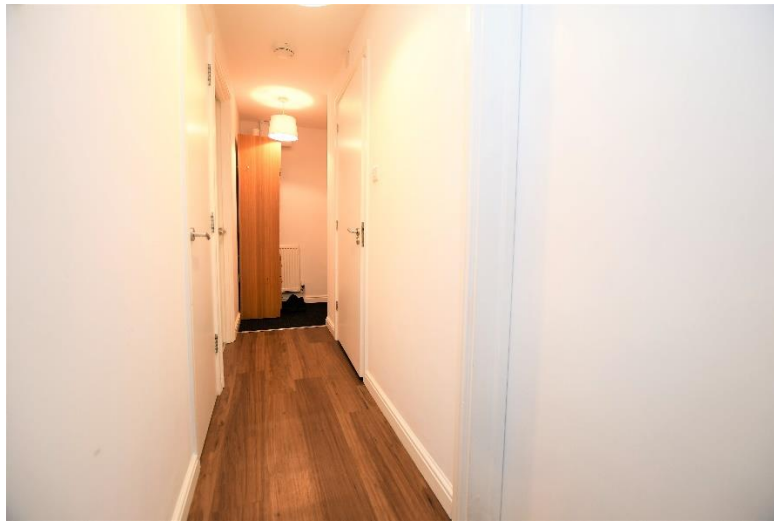
Leasehold – 999 years from 1st January 2005.

Management Fees

£60 PCM to include ground rent.

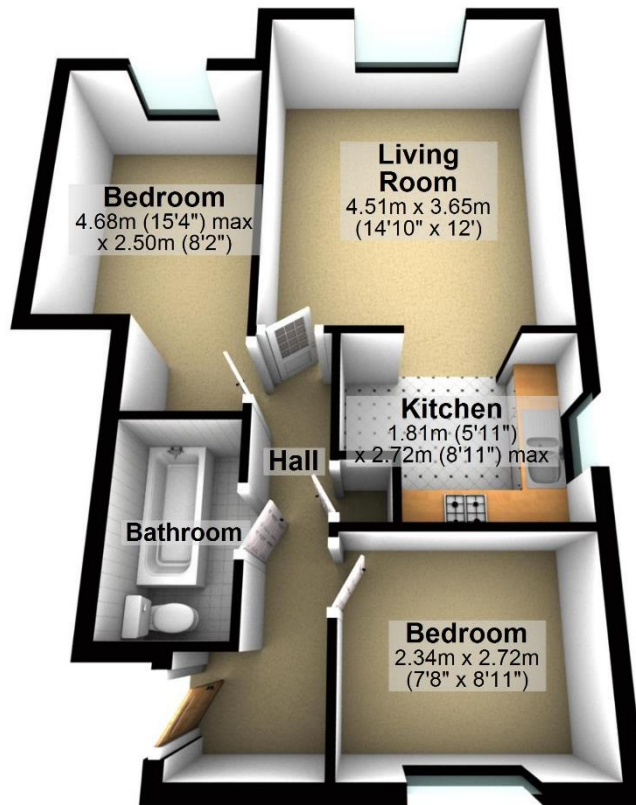






Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Second Floor



Total area: approx. 45.8 sq. metres (492.7 sq. feet)

MONEY LAUNDERING REGULATIONS 2007 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.

CONSUMER PROTECTION REGULATION 2013. 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. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.