



26 Alexander Court Highbridge Quay

Highbridge, TA9 3TG

Price £129,950

 **BERRYMAN'S**

# PROPERTY DESCRIPTION

A purpose built two bedroom ground floor flat offered in good condition throughout.

Entrance hall\* good size lounge/diner with Juliette balcony with aspect towards the River Brue\* kitchen\* two bedrooms\* master en suite shower room\* family bathroom\* electric heating\* upvc double glazed windows.

## Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	72
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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## Accommodation (Measurements are approximate)

Communal entrance door with security entry phone system to the communal entrance hall with door to the:

### Entrance Hall

Storage cupboard, airing cupboard and electric wall heater.

### Lounge/Dining Room

17'9" x 13'7" maximum (5.43 x 4.16 maximum)

Upvc double glazed window to the rear and upvc double glazed French doors opening to the Juliette balcony.

Electric wall heater and television point.

### Kitchen

12'0" maximum x 7'11" (3.66 maximum x 2.42)

Fitted with a range of wall and floor units to incorporate integrated oven, hob and extractor hood. Plumbing for automatic washing machine, space for fridge/freezer, single drainer sink unit, upvc double glazed window to the front.

### Master Bedroom

10'11" maximum x 12'8" maximum (3.34 maximum x 3.88 maximum)

Electric wall heater and upvc double glazed window to the front.

### En Suite Shower Room

5'3" x 5'4" (1.62 x 1.65)

Comprising shower cubicle, close coupled w.c, pedestal wash hand basin and extractor fan. Electric panel heater.

### Bedroom 2

8'9" x 8'0" (2.68 x 2.45)

Electric panel heater and upvc double glazed window to the front.

### Bathroom

6'2" x 5'9" plus recess (1.90 x 1.77 plus recess)

Comprising panelled bath with mixer tap and shower attachment. Pedestal wash hand basin and close coupled w.c. Extractor fan.

### Tenure

Leasehold

150 years from 2005

### Description

The property is situated in a convenient location close to Highbridge town centre and is set within a development of purpose built flats.

This attractive ground floor flat enjoys an aspect from the lounge and the kitchen across the River Bruw.

The property offers well proportioned living accommodation and would be suitable for the first time buyer or as a buy to let purchase.

### Directions

Proceed out of Burnham-on-Sea in a southerly direction along Highbridge Road into Highbridge. At the roundabout at the junction with the A38

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(Church Street) take a right turn. At the next roundabout proceed straight across and then immediately left into Highbridge Quay. Proceed to the end of Highbridge Quay and Alexander Court is the last block of flats on the right hand side.

### **Material Information**

Additional information not previously mentioned

- Mains electric and water
- Heating electric
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)



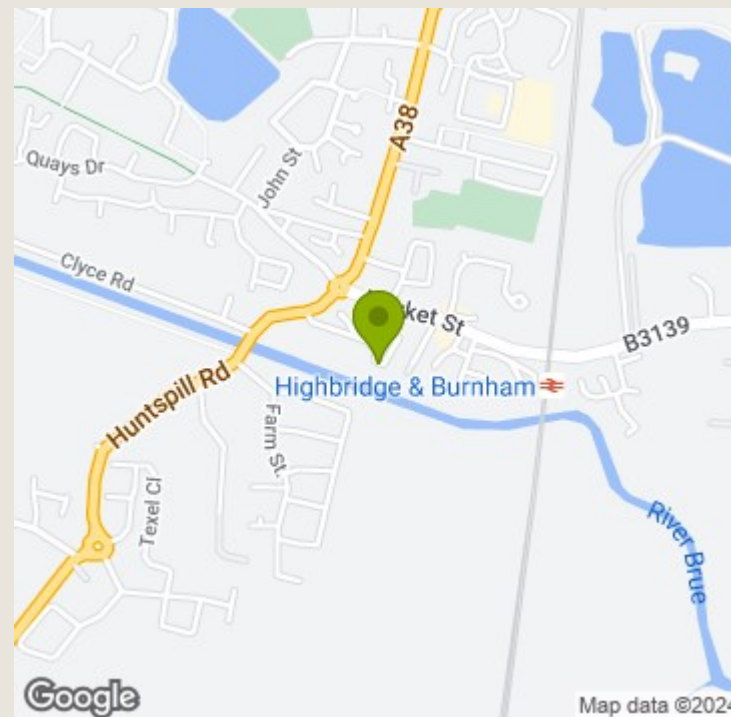




## 26 ALEXANDER COURT



While 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 793700**

[sales@berrymansproperties.net](mailto:sales@berrymansproperties.net)

### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
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Alletsons up to £180 inc. VAT. Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £180 inc VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 Inc VAT

