



6 Vardy Court. Highbridge Quay

Highbridge, TA9 3TF

Price £100,000



PROPERTY DESCRIPTION

PUBLIC NOTICE: 6 Vardy Court, Highbridge Quay, Highbridge, Somerset TA9 3TF

We are acting in the sale of the above property and have received an offer of £102,000.00.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - B

Communal entrance hall* entrance hall* lounge* kitchen* two bedrooms and bathroom* off street parking. EPC-B

Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating: B



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		84	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Communal door with security entry phone system to the communal hall with stairs rising to the second floor landing.

Entrance Hall

Airing cupboard, cloaks cupboard, electric wall heater, security entry phone system.

Lounge/Diner

12'1" x 11'3" (3.70 x 3.45)

Electric wall heater and upvc double glazed window. Archway through to the:

Kitchen

12'0" x 5'3" (3.67 x 1.61)

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

Bedroom 1

11'4" x 9'5" maximum (3.47 x 2.89 maximum)

Electric panel heater and two upvc double glazed windows to the front.

Bedroom 2

9'6" x 9'5" (2.92 x 2.89)

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

Bathroom

6'2" x 5'4" (1.88 x 1.65)

Comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and close coupled w.c.

Electric wall heater and extractor fan.

Outside

The property is set in communal gardens.

Designated off street parking for one vehicle.

Tenure

Leasehold

150 years from 2005

Ground Rent - £150.00 per annum approximately (to be confirmed)

Service charge - £850.00 per annum approximately (to be confirmed)

Description

The property is a purpose built flat situated in a convenient location close to local amenities.

The property briefly comprises entrance hall with security entry phone system, good sized lounge/diner with kitchen off, two double bedrooms and bathroom.

The property is offered generally in good order throughout.

Directions

From Burnham-on-Sea proceed in a southerly direction along Highbridge Road which in turn becomes Burnham Road. At the roundabout at the junction of Church Street (A38) take a right turn and proceed to the next roundabout proceeding straight across taking the next left into Highbridge Quay. Proceed down Highbridge Quay where Vardy Court will be found on the right hand side.

Material Information

Additional information not previously mentioned

- Mains electric and water
- Water and Electric switched off at the property.
- Heating electric room heating
- No. Flooding in the last 5 years
- 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

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR TEAM

01278 793700

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.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:
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

