

**Viewing: strictly by appointment through the Agent**

**FLAT 4  
27 HIGH STREET  
BRIDGWATER  
SOMERSET  
TA6 3BG**

**SPACIOUS ONE BEDROOM SECOND FLOOR FLAT  
CURRENTLY LET TO A LONG TERM TENANT AT £425  
PER MONTH (£5,100 PER ANNUM)**

**LONG LEASEHOLD INTEREST FOR SALE**

**£59,950**



Flat 4, 27 High Street, Bridgwater TA6 3BG

## LOCATION

The property occupies a central location within Bridgwater overlooking the High Street at second floor level but with an access from Church Passage adjacent to St Mary's Church in the town centre.

There is no on-site parking but there is on-street parking in the area if required.

## DESCRIPTION

The flat comprises a spacious converted second floor one double bedroom flat located within a three storey building situated in the town centre with all amenities close to hand.

The accommodation comprises a large entrance hall with storage an inner hallway, modern fitted kitchen/living room, a large double bedroom and a good sized bathroom with bath and separate shower enclosure.

The property has the benefit of electric night storage heaters and there is an entry phone system from Church Passage.

## ACCOMMODATION

**Entrance hall** (13'11" x 5'11") with velux window and door to loft space. Night storage heater, intercom hand set, hanging space for coats, fuse box, smoke detector and door into inner hallway.

**Living room/kitchen** (14'2" x 12'8") with two original feature sash windows to the frontage, night storage heater, TV aerial point. Kitchen area comprises a range of modern matching floor and wall cupboards, stainless steel sink unit and drainer and rolled edge work surfaces. Plumbing for washing machine and space for electric cooker.

**Bedroom** (13'11" x 13'9") with two original feature sash windows to the frontage and electric panel heater.

**Bathroom** with sash window at the rear, white suite comprising close couple W.C, pedestal wash basin, mirror, strip lighting and shaver point. Panel sided bath unit with tiled surround. Wall mounted electric hot water cylinder with immersion. Large walk-in fully tiled shower enclosure with electric shower unit, rail and curtain. Night storage heater. Hatch to roof space.

## TENURE

The property is owned on the basis of a 999 year lease with effect from 1<sup>st</sup> January 2004.

## TENANCY

The property is currently let on an Assured Shorthold Tenancy which commenced in May 2013 at a rental of £425 per month.

The property therefore presents an excellent readymade investment with a return on the purchase price of 8.5%

## **SERVICE CHARGE**

Currently £111 per month. Ground rent not applicable.

Electricity is by key meter, and water separately billed.

## **COUNCIL TAX BAND A**

## **EPC RATING F**

## **PRICE**

**£59,950** (VAT is not applicable)

**Viewing by arrangement with Chris Cluff of Cluff Commercial Ltd. 07802385746**

## **Declaration**

We are required to reveal that a director of Cluff Commercial Ltd has a personal interest in respect of the above property.