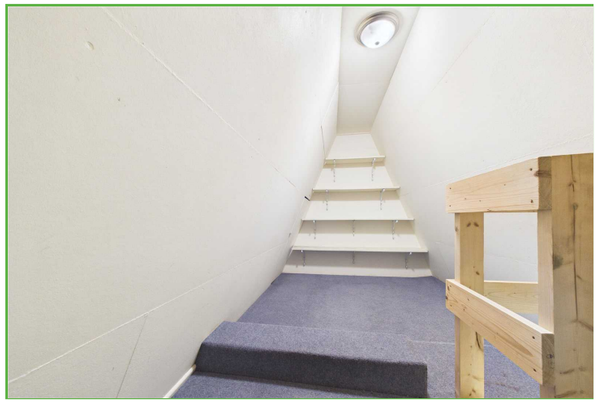
















4 Church Court, Midsomer Norton,
Radstock, Somerset, BA3 2JA

Asking Price: £175,000

Tenure: Leasehold

YOUR MOVE
— Bailey & Bryant —

your-move.co.uk

The Property Ombudsman

4 Church Court, Midsomer Norton, Radstock, Somerset, BA3 2JA

Asking Price: £175,000 Tenure: Leasehold

Council Tax Band: A
EPC Rating: C
Local Authority: Bath and North East Somerset Council

Other important information which you will need to know about this property can be found at your-move.co.uk

* NO ONWARD CHAIN
* PURPOSE BUILT TWO BEDROOM FIRST FLOOR FLAT
* SPACIOUS ACCOMMODATION THROUGHOUT
* LARGE THAN AVERAGE GARAGE AND ALLOCATED PARKING
* GAS CENTRAL HEATING
* UPVC DOUBLE GLAZING

Description

Tucked away on the edge of the Church Court development, this purpose built first floor flat is an ideal purchase for both first time buyers and buy to let investors. The spacious accommodation comprises communal entrance hall leading to the entrance hall of the flat itself with double cloaks cupboard and drop down ladder leading to a really useful boarded and lined loft space (with electric light and shelving), triple aspect lounge/dining room, kitchen, two good size bedrooms and bathroom. Externally there is a larger than average garage and allocated parking together with well maintained communal gardens on all sides of the property.

Church Court Advantages

Church Court has many advantages over other
leasehold properties and avoids pitfalls which have
had media exposure in recent years:
* The freehold is owned by a group of the leaseholders, not an external investment company
* The leases are for 999 years from 1st October 1975 and will not need extending
* The ground rent is fixed at £36 per year (or £40 if paid late) for the whole term of the lease
* The service charge is set by an elected committee of
volunteers from the leaseholder group
* The blocks are under 11m in height and therefore not caught up in the additional fire safety regime created post-Grenfell
* There is no complicated on-site equipment to maintain, such as lifts, heat networks etc.
* Monthly service inspections and regular reporting are
undertaken by the managing agent
* An AGM is held each year to which all leaseholders are invited, where questions can be put to the agent and committee

*** Notes prepared by West of England Estates as agent for Church Lane Management Company
(Midsomer Norton) Ltd 28th May 2026***

Entrance Hall

Double doors to cloaks cupboard, door to shelved storage cupboard, loft access via timber drop down ladder to:

Boarded and Lined Loft Space

Electric light, access to further eaves storage, built in shelving.

Lounge/Dining Room

Triple aspect room with windows to three sides, two radiators, electric fire.

Kitchen

Window to side, fitted with a range of base and wall units, worksurfaces with inset sink unit, under counter fridge/freezer, washing machine, electric cooker, tiled splashbacks, wall mounted Ideal gas combi boiler supplying central heating and hot water.

Bedroom One

Window to side, radiator.

Bedroom Two

Window to side, radiator.

Bathroom

Window to side, coloured suite comprising panelled bath with shower attachment over, pedestal wash hand basin, low level w.c., tiled splashbacks.

Communal Gardens

Well maintained communal gardens on all side of the property, laid primarily to lawn.

Allocated Parking

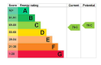
Numbered allocated parking for one car.

Single Garage

Larger than average single garage with up and over door, (to the right of number 3 garage) located in a block close to the property.

Agents Note

The purchaser will also acquire a 1.3% share of the freehold interest of the property which will attract a small annual dividend.



For full EPC please contact the branch.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.