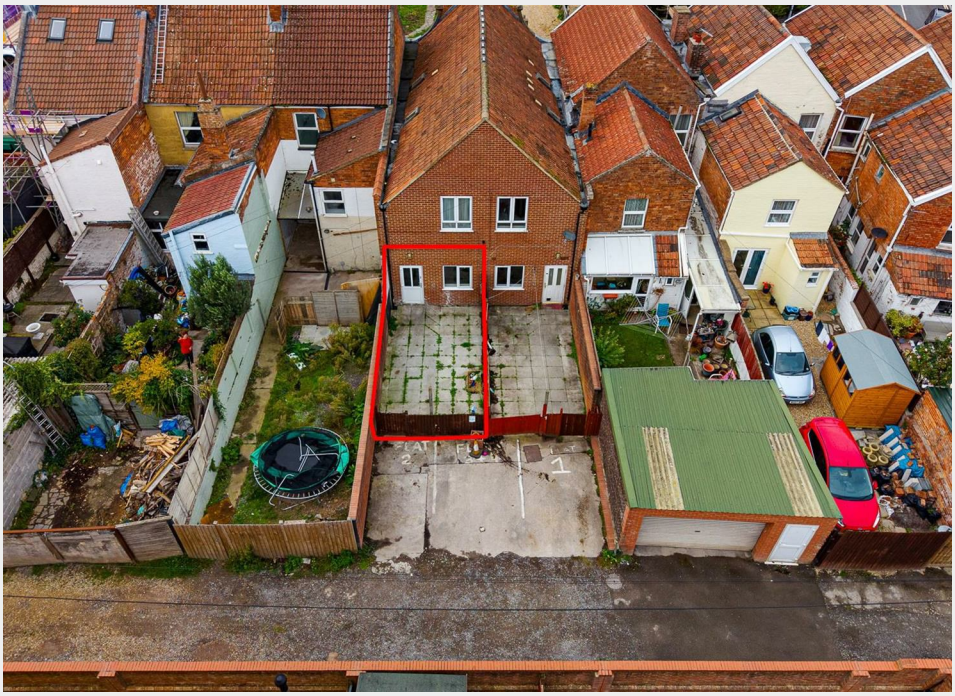
# Flat 2, The Old Library, 43a Church Street, Highbridge,

## Auction Guide Price +++ £50,000













- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 16TH DECEMBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- DECEMBER LIVE ONLINE AUCTION
- GROUND FLOOR LEASEHOLD FLAT
- 1 BEDROOM | GARDEN | PARKING
- VACANT | REQUIRES UPDATING
- EXTENDED 6 WEEK COMPLETION

Hollis Morgan – DECEMBER LIVE ONLINE AUCTION – A Leasehold GROUND FLOOR 1 BED FLAT ( 469 Sq Ft ) with GARDEN + PARKING | Vacant and requires UPDATING

# Flat 2, The Old Library, 43a Church Street, Highbridge, Somerset, TA9 3AQ

## Accommodation

**FOR SALE BY LIVE ONLINE AUCTION**
ADDRESS | Flat 2, The Old Library, 43a Church Street Highbridge, TA9 3AQ

Lot Number 39

The Live Online Auction is on Wednesday 16th December 2026 @ 12:00 Noon
Registration Deadline is on Friday 11th December 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer.
Registration is a simple online process – please visit the Hollis Morgan auction website and click "REGISTER TO BID"

**THE PROPERTY**
Occupying the ground floor of this charming period property arranged as 4 self contained flats with first come first served parking at the rear.
The accommodation ( 469 Sq Ft ) comprises open plan kitchen diner with double bedroom and bathroom.
To the rear is an enclosed private garden.
Sold with vacant possession

Tenure - Leasehold
Council Tax - A
EPC - D
Management Fees - £141 pcm - Includes buildings insurance, service charges, management fee and contribution to a sinking fund.
Lease length - New 999 years

FLOORPLANS | MEASUREMENTS

Please note that the software used to calculate the measurements of a property only capture the Net Internal Area (NIA) not the Gross Internal Area (GIA) so the room sizes may appear smaller on the floorplan.
Please refer to the EPC for the GIA.

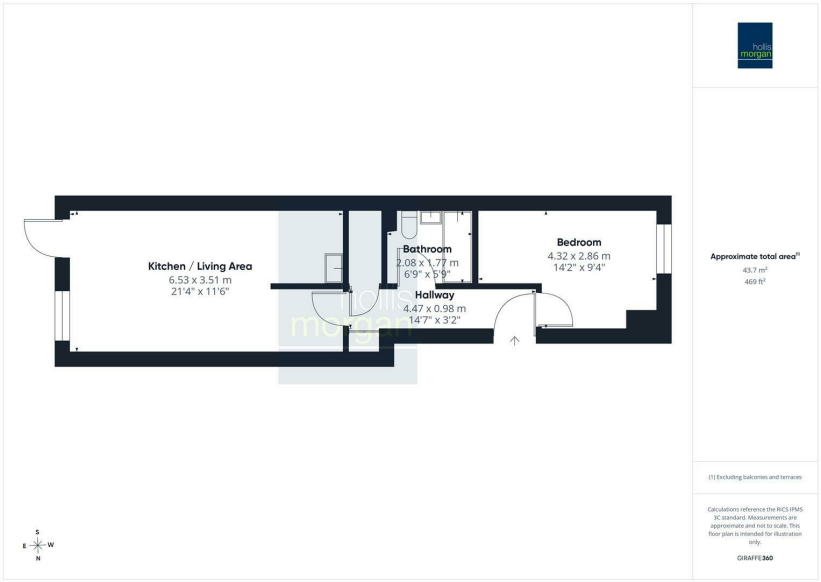
**THE OPPORTUNITY**
GARDEN FLAT | UPDATING

The property has been let for many years and would now benefit from updating but would make a fine home or investment in this highly sought after location.
Please refer to independent rental appraisal.

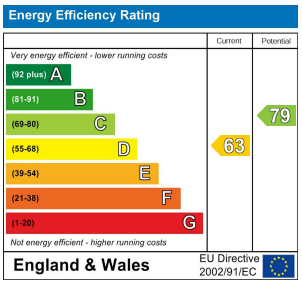
FREEHOLD

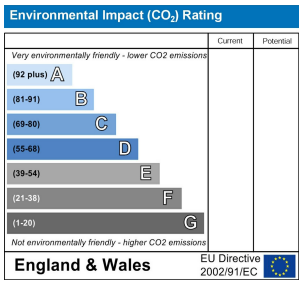
The Old Library, 43a Church Street comprises 4 leasehold flats in the block. Flats 1,2 & 3 are offered for sale in the same auction catalogue as individual lots.
The vendors intend to sell flat 4 once vacant.
Upon the completion of Flat 4 the Freehold will be offered to the management company allowing full control of the building and any management costs etc.
We are unable to provide timescales for any of the above scenarios.

## Floor plan




## EPC Chart





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## Auction Property Details Disclaimer


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