Broadway, Edington

A COMPLETELY MODERNISED AND UPDATED 2 BEDROOM SEMI DETACHED BUNGALOW

£349,950
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THE PROPERTY:
Entrance Porch, Hall, Lounge, Dining-Kitchen, Ground Floor Bedroom, Shower Room, First Floor Attic Room, Bathroom, Oil Fired Central Heating, uPVC Double Glazing, Garden, Summerhouse/Store, Large Level of Vehicular Parking & Garage

SITUATION:
Standing in an elevated position within the popular Somerset village of Edington which is located on the Polden Hills. The property enjoys panoramic views across the Somerset levels to the Mendip Hills whilst to the rear of the property there are open fields. Within the village 'Gwilliams' offers a small supermarket facility together with village post office.

Further facilities are available within the nearby towns of Glastonbury, Street, Bridgwater, Highbridge and Burnham-on-Sea. There is a regular bus service through the village and access to the M5 motorway junction 23 at Dunball. Mainline Railway stations at Bridgwater and Highbridge.

CONSTRUCTION:
Built of cavity wall construction and having an external render with a "Tyrolean" finish. The roof is tiled, felted and insulated. The property has, in recent years, been the subject of complete renovation with no stone left unturned. An early viewing is strongly recommended.

ACCOMMODATION

ENTRANCE PORCH:
UPVC double glazed door with double glazed window.

HALL:
UPVC double glazed door, radiator in radiator case, telephone point and double glazed door to the Rear Garden.

LOUNGE: 4.67m x 4.12m (15'4" x 13'6"")
Radiator, telephone point, television point and triple aspect double glazed windows enjoying views across to the Mendip Hills.

DINING-KITCHEN: 6.62m x 4.38m (max) (21'9" x 14'4" (max))
Comprehensive range of base, wall and drawer units with contrasting work tops. Fitted 1½ bowl single drainer sink unit with mixer tap. Fitted 'Samsung' 4-ring hob with electric cooker hood and fitted 'Hotpoint' oven. Integrated appliances include dishwasher, refrigerator and freezer. Splash backs around the working surfaces. Eight down-lighter spotlights, two double glazed windows, radiator, television point and built-in cupboard.

GROUND FLOOR BEDROOM:
4.34m x 3.52m (14'3" x 11'7")
Double glazed window, television point and radiator.

BEDROOM: 4.24m x 3.40m (13'11" x 11'2")
Double glazed window, television point and radiator.
SHOWER ROOM:  
White suite comprising cubicle, vanity unit with inset wash hand basin and low level WC. Two double glazed windows, five down-lighter spotlights and heated towel rail.

Stairs from the hallway to:-

FIRST FLOOR ATTIC ROOM:  
Two Velux double glazed windows, two radiators, television point and access to loft storage space in the Eaves.

BATHROOM:  
White suite comprising panelled bath with 'Briston' shower over and screen. Vanity unit with inset wash hand basin and low level WC. Fitted splash backs, heated towel rail and Velux double glazed window.

OUTSIDE:  
5-bar gates to the front of the property giving access to the large gravelled parking area and driveway, with water tap and light and leading to:-

GARAGE: 7.15m x 4.61m (max) (23'5" x 15'1" (max))  
With roller door, electric light and power, side personal door, two double glazed windows and concrete base. There is also a high level external power point with switch. Water tap.  
To one side of the Garage is:-

UTILITY ROOM:  
With plumbing for an automatic washing machine, fitted worktop, double glazed window and double glazed door.

The Rear Garden benefits from a southerly facing aspect and has been attractively laid out to lawn with paved patio areas, flower borders and apple tree.

On the external wall of the Shower Room is the 'Grant Vortex Pro' combination boiler and outside lights. To the rear of the Garage is the oil tank and a raised area with:-

SUMMERHOUSE/STORE: 2.10m x 2.04m (6'11" x 6'8")

ENERGY PERFORMANCE RATING: C72

SERVICES:  
Mains Electricity, Water & Drainage are connected. Oil Fired Central Heating.

TENURE:  
Freehold. Vacant Possession on Completion.

OUTGOINGS:  
Sedgemoor District Council, Tax Band: C

NB  
Please note that this property is being sold on behalf of an employee of Abbott & Frost.

JF
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantees can be given with respect to planning permission or fitness of purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

THE DATA PROTECTION ACT 1998

Please note that all personal provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent.


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