



9 Avalon Road

Highbridge, TA9 3JW

Price £279,950



# PROPERTY DESCRIPTION

A three bedroom detached bungalow situated in a sought after location close to local amenities.

Entrance hall\* lounge/diner\* kitchen/breakfast room\* three bedrooms\* bathroom\* double glazed windows\* gas central heating\* garage\* off street parking\* enclosed garden to the rear. Must be seen.

## Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D



| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         | <b>84</b> |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  |                         |           |
| (55-68) <b>D</b>                                   |  | <b>66</b>               |           |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |

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## Accommodation (Measurements are approximate)

Double glazed obscured entrance door to the:

### Entrance Hall

### Lounge

18'4" x 10'10" (5.61 x 3.31)

Double glazed picture window to the front, television point, feature fire surround with gas fire.

### Kitchen/Breakfast Room

11'10" x 8'8" (3.62 x 2.65)

Fitted with a range of wall and floor units to incorporate integrated oven and hob, integrated fridge and freezer, cupboard housing the combination boiler supplying domestic hot water and radiators, double glazed windows to the front and side and double glazed door to outside.

### Bedroom 1

11'11" x 10'9" (3.65 x 3.28)

Double glazed window to the rear.

### Bedroom 2

11'11" x 9'3" (3.65 x 2.83)

Double glazed window to the rear.

### Bedroom 3

8'8" x 7'10" (2.65 x 2.39)

Double glazed window to the side.

## Bathroom

8'6" x 7'6" (2.61 x 2.31)

Panelled bath, shower over, close coupled w.c., vanity wash hand basin, linen cupboard, access to roof space and two double glazed obscured windows to the side.

## Outside

To the front of the property is an open plan garden laid to stones.

Driveway offering off street parking leading to the:

## Garage

19'4" x 8'6" (5.90 x 2.61)

With up and over door. Power.

To the side of the property is a gate giving access to the:

## Rear Garden

Laid to lawn with borders of shrubs and bushes.

Greenhouse and summerhouse.

## Description

This attractive detached bungalow is situated in a sought after location close to Asda supermarket, the medical centre and the town centre amenities of Highbridge. Burnham-on-Sea town centre and sea front are also within a short drive.

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The bungalow offers deceptively sized living accommodation that briefly comprises entrance hall, good sized lounge/diner, kitchen/breakfast room, three bedrooms and bathroom. The property benefits from gas central heating with a modern boiler, double glazed windows, garage, off street parking for two to three cars and enclosed garden to the rear.

The property is in need of some upgrading works giving an individual to put their own mark on this ever sought after design of bungalow.

### Directions

From Burnham-on-Sea town centre proceed along the Burnham/Highbridge Road into Highbridge and at the roundabout at the junction of Church Street (A38) take a left turn into Church Street and immediately left into Worston Road. Proceed along Worston Road taking the first left into Fairford Road and next right into Fairdean Road. Proceed down Fairdean Road and then left into Avalon Road. The property will then be found on the right hand side.

### Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Gas central 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

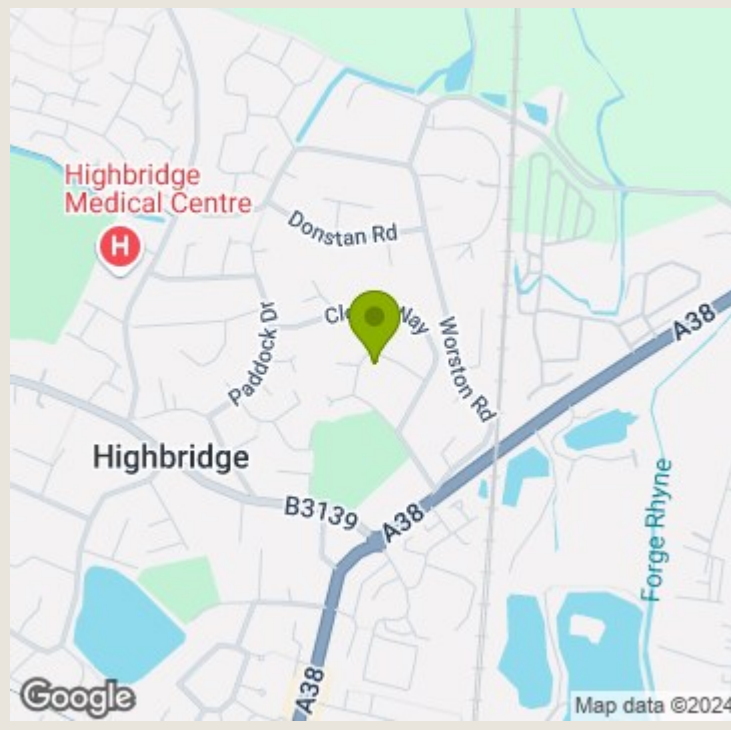
Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)









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

**01278 793700**

[sales@berrymansproperties.net](mailto: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 £250 inc VAT, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

