



38 Mayflower Court

Highbridge, TA9 3BQ

Price £312,950



# PROPERTY DESCRIPTION

An opportunity to purchase an immaculate, spacious, four bedroom, detached, family home, situated in a convenient location between the towns of Burnham on Sea and Highbridge

Entrance hall\* Cloakroom\* Lounge\* Separate, dual aspect dining room (which could be used as a fifth bedroom or office if required)\* Beautifully appointed kitchen/breakfast/family room with Granite Transformation worktops and five ring gas hob\* Conservatory with French doors to kitchen, lounge and outside\* Four first floor bedrooms (the master of which has an en suite shower room)\* Family bathroom with white suite\* Gas central heating\* Double glazing\* Low maintenance gardens to the front and rear\* Detached, single garage\* Driveway parking\* Must be viewed internally to be fully appreciated.

## Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Accommodation (Measurements are approximate)

Double glazed entrance door with obscure glazed panels to the:

### Entrance Hall

Radiator, stairs rising to the first floor, understair recess, built in cloaks cupboard and tiled floor.

### Cloakroom

4'5" x 4'3" (1.35 x 1.30)

White suite comprising low level w.c., vanity wash hand basin with cupboards under, radiator, obscured double glazed window, tiled walls and tiled floor.

### Lounge

14'11" x 9'7" (4.55 x 2.94)

Two radiators, double glazed window overlooking the front, wall mounted gas fire, television point and telephone point, French doors to the conservatory.

### Dining Room

10'5" x 8'10" (3.18 x 2.70)

With dual aspect double glazed windows overlooking the front and side, radiator and tiled floor.

### Kitchen/Breakfast/Family Room

15'6" x 13'10" (4.74 x 4.24)

With tiled floor, two radiators, French doors to the conservatory, understair storage cupboard and a range of modern gloss fronted base units and drawers with matching wall mounted cupboards, built in five ring hob with extractor hood over, Granite style worktops, inset one and a quarter bowl sink unit with mixer tap and space under for washing machine and tumble dryer. Space for fridge/freezer. Breakfast bar, deep pull out pan drawers and tall larder cupboards. Four double glazed windows overlooking the rear and side.

### Conservatory

12'0" x 10'0" (3.68 x 3.07)

Of double glazed construction on a dwarf wall with tiled floor. French doors to the rear.

## First Floor Landing

Access to roof space, double glazed window.

### Master Bedroom

15'6" x 8'11" (4.73 x 2.72)

With radiator, three double glazed windows overlooking the rear and side, door to the:

### En Suite Shower Room

6'3" maximum x 3'7" (1.93 maximum x 1.10)

White suite comprising low level w.c., vanity wash hand basin with cupboards below, radiator, shower cubicle with shower head and controls set into the tiling which is to ceiling height. Obscure double glazed window and tiled floor.

### Bedroom 2

12'7" x 8'5" plus door recess (3.84 x 2.58 plus door recess)

Radiator and double glazed window overlooking the front.

### Bedroom 3

9'7" x 8'9" plus door recess (2.94 x 2.67 plus door recess)

Radiator, double glazed window overlooking the front. Built in deep double wardrobe with shelving, airing cupboard with hot water tank and slatted shelf.

### Bedroom 4/Study

6'2" x 5'11" (1.9 x 1.82)

With double glazed window overlooking the rear.

### Family Bathroom

6'3" x 5'1" (1.93 x 1.57)

White suite comprising panelled bath with mixer shower attachment, low level w.c. and vanity wash hand basin with cupboards below. Radiator, tiled walls and large fitted bathroom mirror.

### Outside

To the front of the property the garden area is laid to gravel with railings and steps up to the front door with handrail.

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## Rear Garden

Attractive patio area with further gravelled area to the side where there is a timber garden shed. Outside tap.

Enclosed by part brick walling and part fencing.

Gate leads to the driveway providing parking and access to the:

## Garage

17'0" x 8'7" (5.19 x 2.64)

With metal up and over door, light and power.

## Description

An internal viewing is the only way to fully appreciate the size and presentation of this four bedroom, detached, family home.

Having been maintained by the current Vendors to a high standard throughout, the deceptively spacious, gas centrally heated accommodation which is arranged over two floors comprises: entrance hall with cloakroom off, 'front to back' lounge with gas fire and doors opening to the conservatory, second, dual aspect reception room, currently used as a formal dining room but could provide a fifth bedroom or ground floor office if required. A particular feature of the property is the open plan, beautifully appointed kitchen/breakfast/family room which is situated at the back of the house and comprises an extensive range of units including base units and drawers, Granite Transformation worktops, larder cupboards, breakfast bar, five ring gas hob with extractor, built in double oven and microwave and space for sofa or dining table and chairs. French doors also open into the conservatory.

To the first floor there are four bedrooms (the fourth which could be used as an office) and the master bedroom has an en suite shower room. There is a family bathroom with white suite.

Externally the property has a low maintenance, gravelled area to the front and attractive patio to the rear with gate which gives access to the driveway parking and detached, single garage.

## Directions

At the roundabout at the M5 junction 22 proceed into Burnham-on-Sea and at the roundabout beside Tesco supermarket take the first exit onto Frank Foley Parkway. Proceed along Frank Foley Parkway and at the next roundabout take the first exit into Worston Road. Proceed down Worston Road bearing right into Donstan Road. Turn right at the end of Donstan Road into the continuation of Worston Road where 38 Mayflower Court can be found on the left hand side.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- 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)

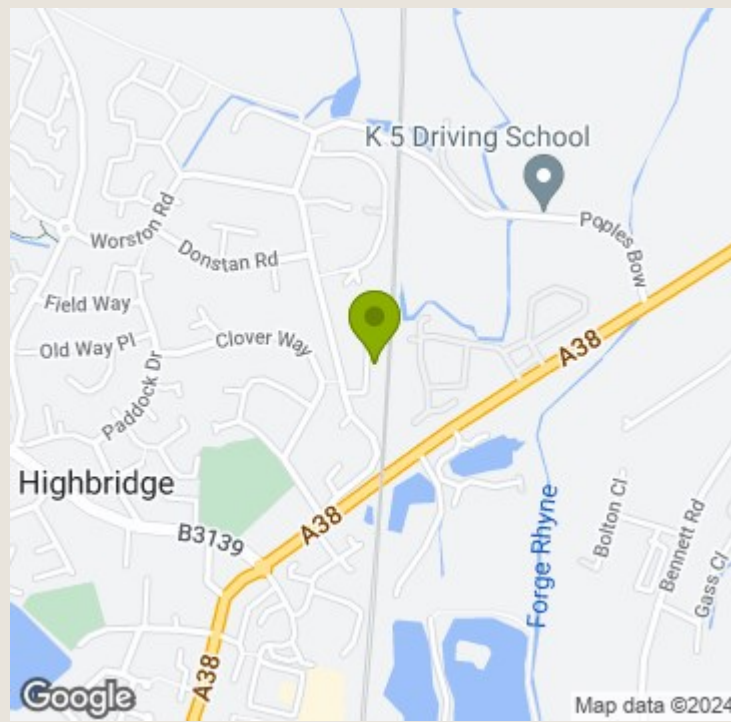
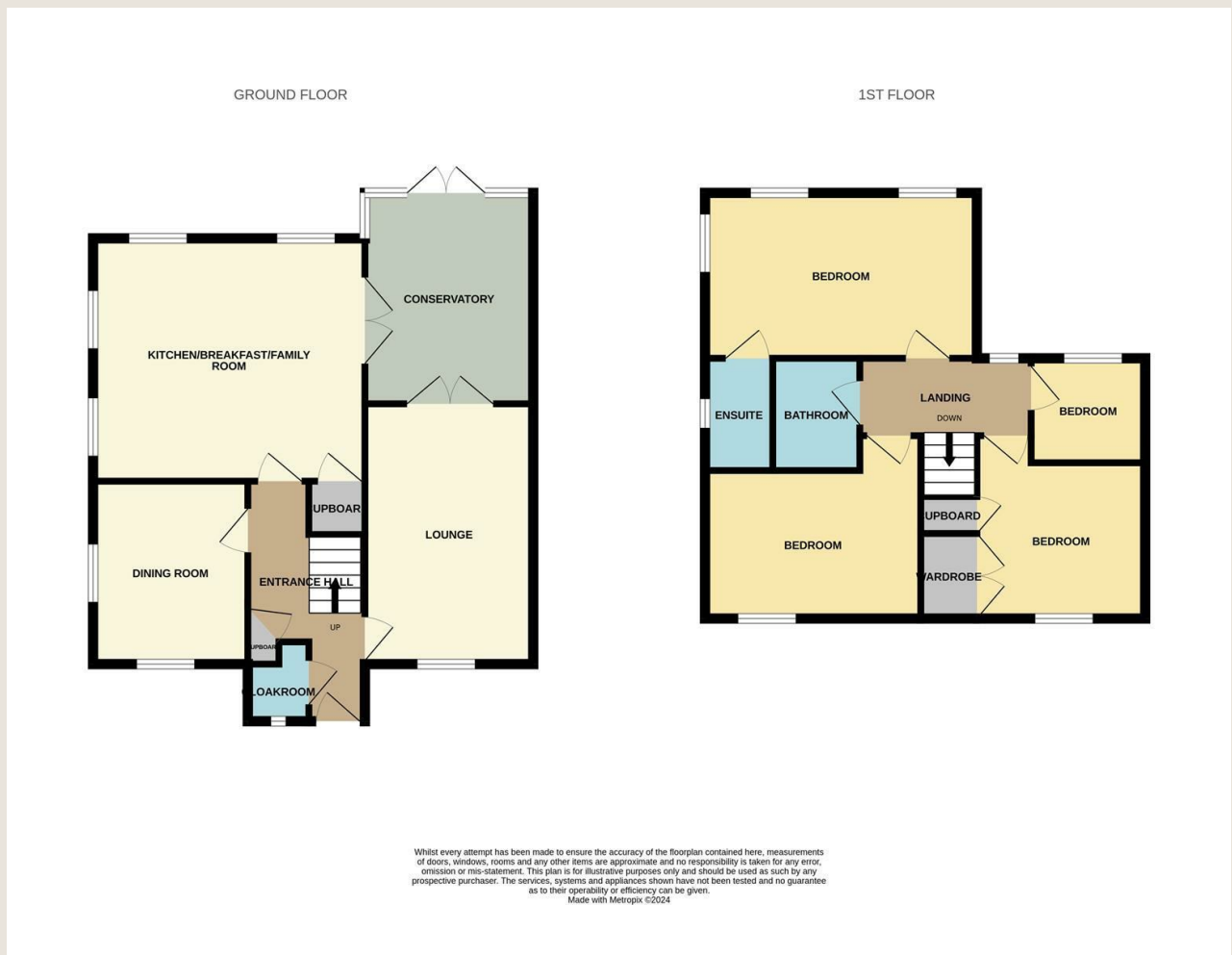
Flood Information:

[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.
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