



16 Burnham Road

Highbridge, TA9 3JH

Price £295,000



PROPERTY DESCRIPTION

An opportunity to purchase a detached, two bedroom bungalow, situated on the outskirts of Highbridge town centre and offering good size accommodation sitting in a private plot.

Entrance hall* Lounge* Dining room* Kitchen* Two double bedrooms* Shower room* Gas central heating* Double glazing* Mature gardens* Enclosed hardstanding for caravan/boat* Single garage and driveway* Must be viewed internally to be fully appreciated.

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) A			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Double glazed entrance door with obscure glazed panel to the:

Entrance Hall

With radiator, access to roof space, two built in storage cupboards.

Lounge

16'5" x 11'3" (5.02 x 3.45)

With radiator, two large double glazed windows overlooking the garden, fireplace with tiled hearth and wooden mantel over.

Kitchen

10'8" x 10'5" maximum (3.26 x 3.18 maximum)

Fitted with a range of light grey coloured base units and drawers and matching wall mounted cupboard, contrasting worktops with space under for dishwasher and fridge. Eye level electric double oven with cupboards above and below, four ring gas hob with extractor hood over, one and a quarter bowl stainless steel sink unit, tiled splashbacks, built in shelved pantry, concealed wall mounted combination gas boiler with wireless programmer/thermostat, double glazed window overlooking the garden, double glazed door with obscure glazed panel to outside.

Dining Room

12'11" maximum x 10'5" maximum (3.95 maximum x 3.19 maximum)

With radiator and double glazed window overlooking the garden. Door to the:

Master Bedroom

22'1" x 12'2" (6.75 x 3.71)

With two radiators, dual aspect windows overlooking the gardens.

Bedroom 2

11'3" x 10'0" (3.44 x 3.05)

With double glazed window overlooking the garden. Radiator.

Shower Room

6'3" x 5'6" (1.91 x 1.69)

Corner shower cubicle with wall mounted shower and curved glazed screen, pedestal wash hand basin and low level wc. Heated towel rail, double glazed obscured window.

Outside

Access to the front garden via a timber gate off Old Burnham Road.

The gardens to the front are mainly laid to lawn with good sized patio/seating area, mature hedge boundary providing a good deal of privacy.

Timber gate to the side of the bungalow gives access to a good sized area laid to concrete providing hardstanding for a caravan/motorhome/boat etc subject to no restrictions with timber fence boundary.

Double timber gates open to the driveway which provides a further area of parking and gives access to the:

PROPERTY DESCRIPTION

Garage

17'3" x 8'11" (5.28 x 2.72)

With metal up and over door, power and light. Personal door to the rear garden. Plumbing for automatic washing machines.

Rear Garden

Laid mainly to lawn with surrounding hedging with timber garden shed. Outside tap.

Description

This detached, two bedroom bungalow occupies a private plot with mature gardens and is situated in a convenient location on the outskirts of Highbridge town centre.

The good-size accommodation offers a degree of flexibility and is enhanced by gas central heating and double glazing. Briefly comprising: entrance hall, lounge, separate dining room, kitchen, two double bedrooms and refitted shower room, externally the property benefits from enclosed hardstanding for a caravan/motorhome/boat as well as single garage and driveway.

The gardens are a particular feature of the bungalow and surround the property. An early inspection to view is recommended.

Directions

From the Esso garage at the top of Love Lane, turn left onto Oxford Street and on to Highbridge Road and Burnham Road. Just past the Co-Op convenience store, turn right onto Old Burnham Road where the

property is located as the first bungalow on the corner on your left hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- Steel framed construction
- 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

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location







GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 793700

sales@berrymansproperties.net

IMPORTANT NOTICE

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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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