



29 Somerset Way

Highbridge, TA9 4AT

Price £229,950

 **BERRYMAN'S**

PROPERTY DESCRIPTION

A three/four bedroom three storey town house with garage and two areas of enclosed garden situated in a convenient location close to Highbridge town centre and the mainline railway link.

Entrance hall* cloakroom* kitchen/dining/sitting room* bedroom 4/study* first floor lounge* master bedroom with en suite shower room* second floor with two double bedrooms and bathroom* gas central heating* upvc double glazed windows* garage.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		76	
(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	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Part glazed door to the:

Entrance Hall

With cloaks cupboard. Stairs rising to the first floor. Laminate flooring.

Cloakroom

Comprising close coupled w.c. vanity wash hand basin with cupboards below, upvc double glazed obscured window to the front.

Open Plan Kitchen/Dining/Sitting Room

19'4" x 12'6" maximum (5.91 x 3.83 maximum)

The kitchen area is fitted with an attractive range of wall and floor units to incorporate integrated electric oven, gas hob and extractor fan, space for fridge/freezer, unit underlighters, plumbing for washing machine and dishwasher. Laminate flooring.

The dining/sitting area has a space for a dining table, sofa etc with two upvc double glazed French doors with matching side panels opening to the rear garden.

Study/Bedroom 4

8'10" x 5'11" (2.70 x 1.82)

Upvc double glazed window to the front. Laminate flooring.

First Floor Landing

Stairs rising to the second floor.

Lounge

12'9" maximum x 12'7" maximum (3.91 maximum x 3.85 maximum)

L shaped with feature fire surround with electric fire and two upvc double glazed windows to the rear.

Master Bedroom

12'6" x 8'11" (3.82 x 2.74)

Two upvc double glazed windows to the front.

En Suite Shower Room

6'0" x 5'9" (1.85 x 1.76)

Shower cubicle, vanity wash hand basin with cupboards below and close coupled w.c. Extractor fan.

Second Floor Landing

Bedroom 2

12'5" x 10'5" (3.81 x 3.20)

Cupboard housing the combination gas boiler supplying domestic hot water and radiators. Fitted wardrobe and upvc double glazed window to the front.

Bedroom 3

12'6" x 7'9" (3.82 x 2.38)

Two double glazed Velux windows to the rear.

Family Bathroom

6'0" x 5'2" (1.84 x 1.58)

Comprising panelled bath with shower over, close coupled w.c., vanity wash hand basin with cupboards below, extractor fan.

Outside

To the rear of the property is an enclosed garden laid for ease of maintenance being attractively landscaped. Sun canopy.

Footpath to the rear of the property leads to the rear of the garage where there is a storage shed and gate opening to a further area of enclosed garden laid for ease of maintenance.

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Outside light, outside power point, outside tap.

Garage

18'7" x 7'11" (5.67 x 2.43)

Access to the garage is via a upvc double glazed door with matching side panels.

Up and over door to the front.

Agents Note

The garage is owned on a leasehold basis.

999years from 1st January 2003 with a rent of £10.00 per annum.

Description

The property is situated on a popular residential development in a convenient location close to Highbridge town centre and the mainline railway link.

The property offers highly flexible accommodation that briefly comprises entrance hall with cloakroom, open plan kitchen/dining/sitting room and study/bedroom 4 to the ground floor. To the first floor there is a good size lounge and master bedroom with en suite shower room. To the second floor there are two double bedrooms and family bathroom.

The property benefits from having a garage and low maintenance garden and to the rear of the property there is a footpath leading to a further area of enclosed garden laid for ease of maintenance which is situated directly behind the property's garage.

An early application to view is strongly recommended by the vendors selling agents.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso

service station proceed in a southerly direction along Oxford Street which becomes Burnham/Highbridge Road. At the next roundabout proceed across the junction into Burnham Road. At the roundabout beside Asda supermarket take a right turn onto the A38 (Church Street). Continue to the next roundabout bearing left into Market Street. Proceed over the railway bridge and turn right into Somerset Way. Proceed down Somerset Way and the property will be found in front of you.

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

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

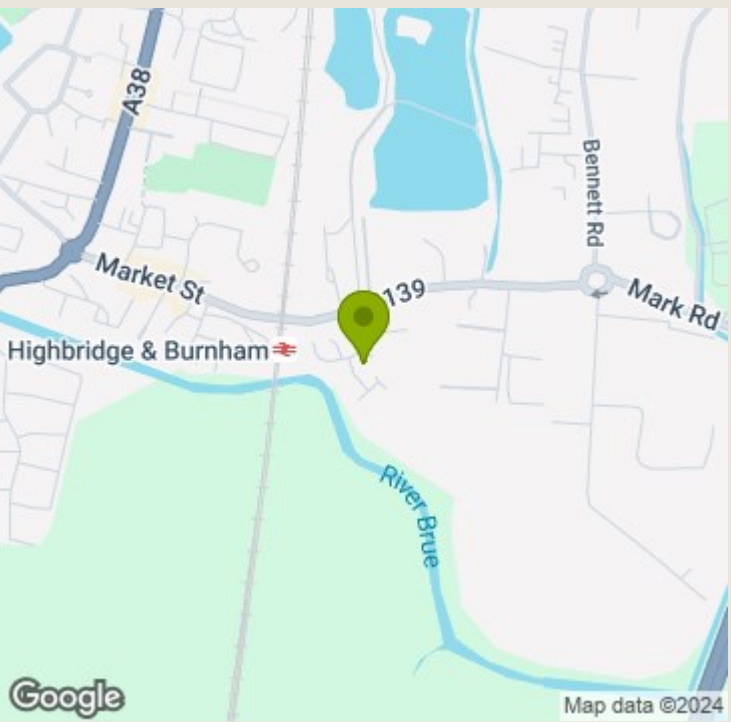
Flood Information:

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

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

