



87 Church Street

Highbridge, TA9 3HR

Price £234,950

 **BERRYMAN'S**

# PROPERTY DESCRIPTION

Attractive well maintained three bedroom, three reception room, terraced house situated close to Highbridge town centre with good sized mature garden to the rear. Must be seen to be fully appreciated.

Entrance porch\* entrance hall\* lounge\* dining room\* breakfast room\* kitchen\* three first floor bedrooms\* bathroom\* separate w.c.\* large mature garden to the rear.

## Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		56	
(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)**

Composite door with obscure glazed panel to the:

### **Entrance Porch**

Tiled floor and further multi pane door to the:

### **Entrance Hall**

Stairs rising to the first floor, understair recess.

### **Lounge**

12'4" x 14'11" maximum (3.77 x 4.55 maximum)

Upvc double glazed bay window to the front. Cornice ceiling, picture rail, two multi pane doors to the:

### **Dining Room**

11'5" x 10'4" (3.50 x 3.17)

Feature fire surround, cornice ceiling, picture rail and upvc double glazed window to the rear.

### **Breakfast Room**

11'8" x 12'11" maximum (3.58 x 3.94 maximum)

Chimney breast with feature recess, storage cupboard, upvc double glazed window to the side.

### **Kitchen**

11'3" x 8'11" (3.44 x 2.73)

Fitted with a wide range of wall and floor units to incorporate ceramic single drainer sink unit, plumbing for washing machine and dishwasher, space for range cooker with extractor hood over, space for tumble dryer, space for

fridge/freezer, upvc double glazed window to the rear and upvc double glazed door to outside.

### **First Floor Landing**

Storage cupboard and access to roof space.

### **Bedroom 1**

16'5" x 14'10" maximum (5.02 x 4.54 maximum)

Upvc double glazed bay window to the front. Cornice ceiling, picture rail, feature fireplace, further upvc double glazed window to the front.

### **Bedroom 2**

11'5" x 10'4" (3.49 x 3.16)

Feature fireplace and upvc double glazed window to the rear.

### **Bedroom 3**

8'5" x 7'8" (2.58 x 2.36)

Upvc double glazed window to the side.

### **Bathroom**

11'3" x 7'2" (3.43 x 2.19)

Feature bath with side taps, corner shower cubicle, pedestal wash hand basin, heated towel rail, cupboard housing the gas combination boiler supplying domestic hot water and radiators, upvc double glazed window to the rear.

### **Separate WC**

5'6" x 5'0" (1.68 x 1.54)

Comprising close coupled w.c., pedestal wash hand basin, airing cupboard and upvc double glazed obscured window.

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## Outside

To the front of the property is a boundary wall with pedestrian gate giving access to the front garden which is laid for ease of maintenance.

Shared access to the right hand side of the property leading to the wrought iron gate providing access for the row of houses.

Located directly behind the property is a gate to the rear courtyard garden and to the right to the:

## Rear Garden

Measuring approximately 40ft in length and is part walled with decking area, lawned area and borders containing numerous shrubs and bushes.

The garden is a particular feature of the property making a full inspection essential.

## Description

This attractive terraced house is situated in a convenient location close to local amenities and offers well proportioned living accommodation that briefly comprises entrance porch, entrance hall, lounge with dining room off, breakfast room, well appointed kitchen and to the first floor there is a good sized landing, three bedrooms and bathroom with both a bath and shower and a separate w.c.

The property benefits from having gas central heating, upvc double glazed windows and attractive well established garden to the rear and is offered in good decorative order throughout.

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

## Directions

Proceed out of Burnham-on-Sea along the Highbridge/Burnham Road passing the Co-op store on the right hand side. At the roundabout take a right onto Church Street (A38) and the property will be found a little further along on the right 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:

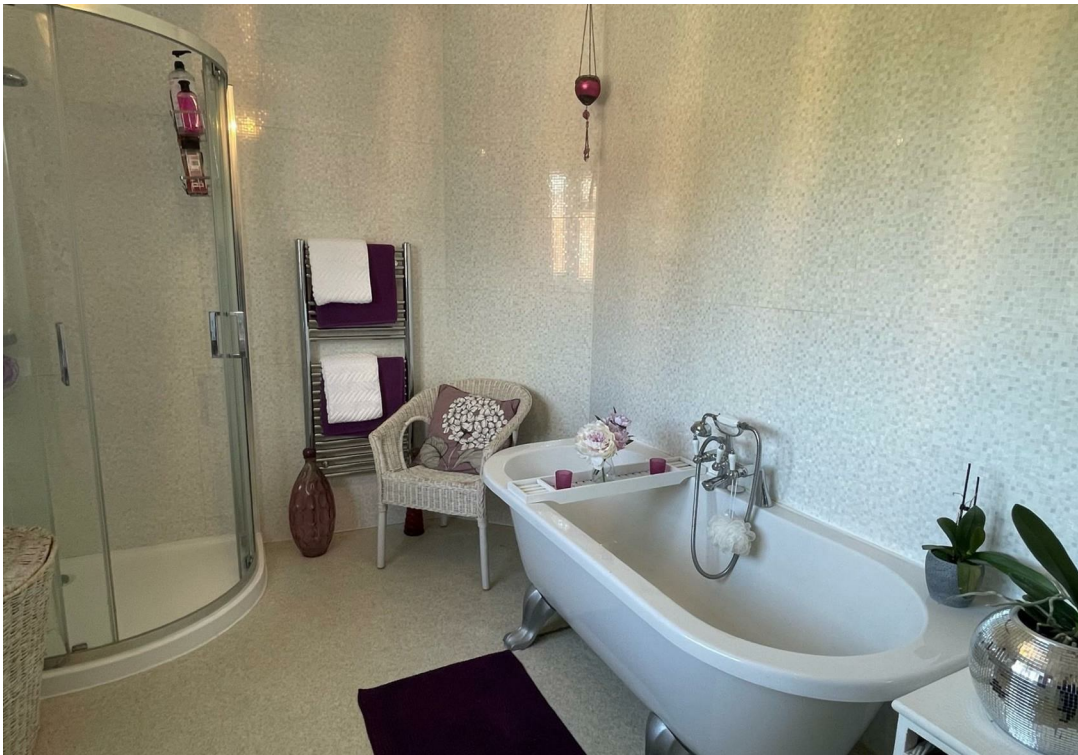
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

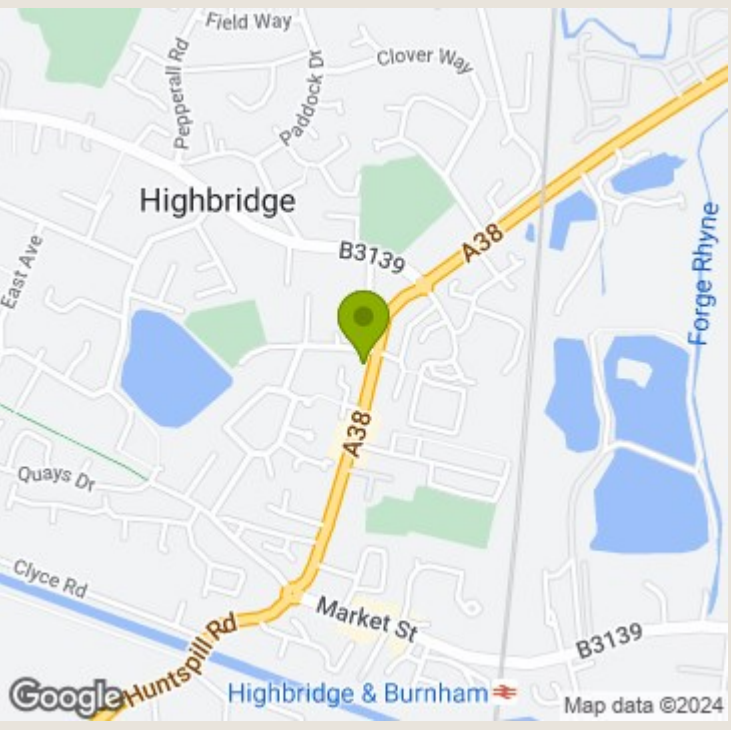
Flood Information:

[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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