



53 Poplar Estate

Highbridge, TA9 3AP

Price £245,000



# PROPERTY DESCRIPTION

A well maintained three bedroom semi detached house that has been in the same family ownership for over 50 years situated in a convenient location close to local amenities.

Entrance hall\* lounge\* kitchen/diner\* rear porch\* three bedrooms\* family bathroom\* gas central heating\* gated off street parking\* attractive enclosed garden to the rear. Must be seen.



## Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
EU Directive 2002/91/EC			78
<b>England &amp; Wales</b>			



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Part glazed door to the:

### Entrance Hall

Understair storage, stairs rising to the first floor.

### Lounge

19'7" x 12'11" maximum (5.97 x 3.94 maximum)

Upvc double glazed window to the front, upvc double glazed patio doors opening to the rear garden. Feature fire surround with gas fire.

### Kitchen/Diner

13'3" x 9'6" (4.05 x 2.90)

Fitted with a range of wall and floor units to incorporate integrated electric oven, gas hob and extractor fan. Single sink drainer unit, plumbing for automatic washing machine, recess for fridge/freezer, storage cupboard, airing cupboard and pantry. Tiled floor and upvc double glazed window to the side and to the rear. Part glazed door to the:

### Rear Porch

7'2" x 4'2" (2.20 x 1.28)

Part block and part wooden single glazed construction with part glazed door to outside.

### First Floor Landing

Upvc double glazed window to the front. Cupboard and access to the roof space.

### Bedroom 1

12'2" maximum x 9'5" (3.72 maximum x 2.89)

Upvc double glazed window to the front.

### Bedroom 2

10'7" x 10'2" (3.24 x 3.12)

Upvc double glazed window to the rear.

### Bedroom 3

13'4" x 7'10" (4.07 x 2.41)

Upvc double glazed window to the rear.

### Bathroom

7'6" x 4'9" (2.30 x 1.46)

Comprising panelled bath with shower over, pedestal wash hand basin and low level w.c. Part tiled walls, upvc double glazed obscured window to the side.

### Outside

To the front of the property is a boundary wall with wooden pedestrian gate and two wooden gates giving access to the block pavier driveway offering off street parking for two to three vehicles.

Area laid to lawn with central border.

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

# PROPERTY DESCRIPTION

## Rear Garden

Patio area, lawn area and borders containing numerous shrubs and bushes.

Garden shed, outside tap and outside light.

Rear pedestrian access gate.

## Brick Built Store

12'1" x 4'11" (3.70 x 1.52)

With two wooden opening doors.

## Description

This well proportioned semi detached house has been in the same family ownership for over 50 years and has been well maintained.

The property briefly comprises entrance hall, lounge, kitchen/diner with rear porch off. To the first floor there is a landing, three double bedrooms and a family bathroom.

The property benefits from having gas central heating, gated front garden with block pavier driveway offering off street parking and an attractive well maintained garden to the rear.

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

## Directions

From Burnham-on-Sea proceed towards Highbridge along the Burnham/Highbridge Road and at the roundabout at the junction with the A38 (Church Street) take a right turn onto the A38 and next right into Coronation Road. Take a left turn into Poplar Estate and bear right following the road round and the property will be found 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)

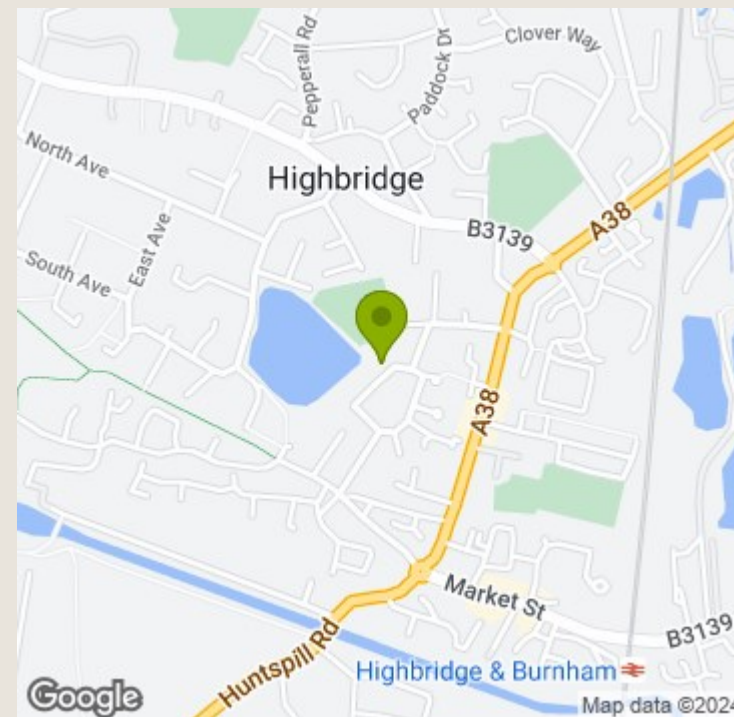








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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](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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