



32 Poplar Estate  
Highbridge, TA9 3AW  
Price £225,000



# PROPERTY DESCRIPTION

A three bedroom semi detached ex local authority house situated in a convenient location close to local amenities. In need of some modernisation and improvement.

Entrance hall\* lounge/diner\* kitchen/breakfast room\* three double bedrooms\* bathroom\* upvc double glazed windows\* gas central heating\* off street parking\* enclosed garden to the rear.

## 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>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Upvc double glazed obscured door to the:

### Entrance Hall

Understair storage cupboard, stairs rising to the first floor and upvc double glazed window to the front.

### Lounge/Diner

18'2" x 14'6" maximum (5.56 x 4.42 maximum)

Upvc double glazed window to the front, fireplace, upvc double glazed French doors to the:

### Lean To

11'9" x 5'5" (3.59 x 1.67)

Single glazed aluminium construction.

### Kitchen/Breakfast Room

10'8" x 9'3" (3.27 x 2.84)

Fitted with a range of wall and floor units to incorporate single sink drainer unit, space for electric cooker, plumbing for automatic washing machine, space for fridge/freezer, part glazed door to outside. Upvc double glazed window to the rear.

### First Floor Landing

Upvc double glazed window to the front. Access to roof space.

### Bedroom 1

12'5" x 10'0" (3.80 x 3.06)

Upvc double glazed window to the rear, built in storage cupboard.

### Bedroom 2

10'0" x 9'8" (3.07 x 2.96)

Built in storage cupboard and upvc double glazed window to the rear.

### Bedroom 3

10'4" x 6'11" (3.15 x 2.12)

Upvc double glazed window to the front.

### Bathroom

6'11" x 7'4" maximum (2.11 x 2.26 maximum)

Comprising panelled bath, pedestal wash hand basin and close coupled w.c.

Upvc double glazed obscured window to the side.

### Outside

To the front of the property is a boundary wall and driveway offering off street parking.

Area of decorative stone.

To the right hand side of the property is a gateway leading to the:

### Rear Garden

With brick built workshop/store.

The garden is laid for ease of maintenance with patio area and area laid to decorative stone. Borders containing shrubs and bushes.

Outside tap.

# PROPERTY DESCRIPTION

## Description

This well proportioned semi detached house is situated within walking distance of the town centre and Asda supermarket. Highbridge railway station is also close by.

This deceptively sized three bedroom semi detached house briefly comprises entrance hall, good size lounge/diner, kitchen/breakfast room with three double bedrooms and a bathroom to the first floor.

The property benefits from gas central heating, upvc double glazed windows, off street parking to the front and enclosed garden to the rear.

The property is in need of general modernisation and an early application to view is strongly recommended by the vendors selling agents.

## Directions

Proceed towards Highbridge along the Burnham/Highbridge Road and at the roundabout with the junction of Church Street (A38) take a right onto the A38 and the next right into Coronation Road. Turn left into Poplar Estate and bear left following the road round where the property will be found in an extension of the road on the left hand side.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered or not. Must state.

- 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)

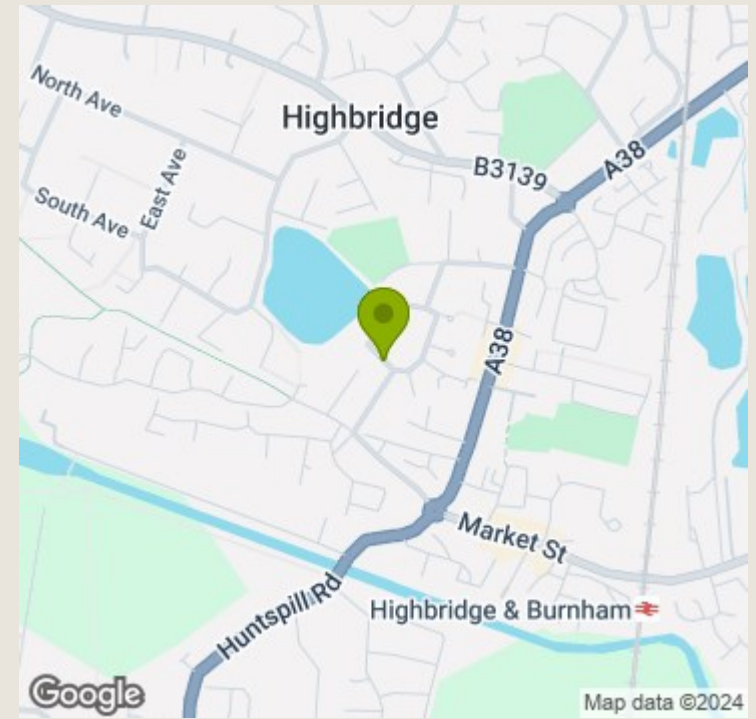








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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