



68 Burnham Road

Highbridge, TA9 3EF

Asking Price £209,995



PROPERTY DESCRIPTION

A deceptively sized older style two/three bedroom house situated in a convenient location close to local amenities.

Entrance hall* lounge/bedroom3* sitting room* L shaped kitchen/dining room* utility room* two double first floor bedrooms* bathroom* attic room* good size enclosed garden to the rear* gas central heating* mainly upvc double glazed windows.

Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: E



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(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 and directions are app

Wooden door to the:

Entrance Hall

Stairs rising to the first floor.

Lounge/Ground Floor Bedroom 3

13'10" maximum x 10'5" (4.22 maximum x 3.18)

Wooden bay window to the front.

Sitting Room/Dining Room

12'2" x 10'5" (3.73 x 3.18)

Two part glazed French doors opening to the:

Kitchen/Dining Room

22'2" maximum x 15'0" maximum (6.78 maximum x 4.58 maximum)

L shaped and fitted with an extensive range of wall and floor units to incorporate one and a half bowl drainer sink unit, Range cooker with extractor fan over, plumbing for washing machine and dishwasher, space for tumble dryer, space for American style fridge/freezer, roof light and upvc double glazed window to the rear. Upvc double glazed obscured door to the:

Utility Room

5'6" x 3'7" (1.70 x 1.10)

Worktop and two upvc double glazed French doors opening to the rear garden.

First Floor Landing

Bedroom 1

12'11" x 12'0" (3.96 x 3.66)

Two upvc double glazed windows to the front. Door with stairs rising to the attic room.

Bedroom 2

12'2" x 9'4" (3.73 x 2.87)

Upvc double glazed window to the rear.

Bathroom

8'0" x 6'0" (2.46 x 1.83)

Comprising panelled bath with mixer tap and shower attachment, close coupled w.c., vanity wash hand basin with cupboards below. Cupboard housing the Worcester combination boiler supplying domestic hot water and radiators. Heated towel rail and upvc double glazed window to the rear.

Attic Room

16'2" x 11'8" (4.95 x 3.56)

Two Velux windows to the rear and extensive eaves storage to either side.

Outside

To the front of the property is a boundary wall with gate and pathway to the front door.

Rear Garden

Attractive enclosed garden with good sized lawn, area laid to decorative stone and good sized garden shed.

PROPERTY DESCRIPTION

Rear pedestrian access gate.

The garden enjoys a sunny aspect and is an attractive feature of this property making a full inspection essential.

Description

This older style terraced house offers deceptively sized living accommodation and briefly comprises entrance hall, lounge/ground floor bedroom 3, dining room/sitting room with well appointed kitchen/dining room off and utility room. To the first floor there is a landing, two double bedrooms and bathroom. Accessed from the master bedroom there is a stairway leading to a useful attic space which is currently being used as a bedroom.

The property benefits from having gas central heating, the majority of the windows are upvc double glazed and the property also benefits from having an enclosed garden to the rear.

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

Directions

From the Esso service station at the junction of Love Lane and Oxford Street proceed along Oxford Street into the Burnham/Highbridge Road. Proceed along Burnham Road and the property will be found on the right hand side just before the mini roundabout at the junction with Pepperall Road.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water not 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







