



30 West Avenue

Highbridge, TA9 3HB

Price £205,000

 **BERRYMAN'S**

PROPERTY DESCRIPTION

A three bedroom terraced house situated in a convenient location close to local amenities.

Entrance hall* lounge* kitchen/diner* three first floor bedrooms* bathroom* separate w.c.* enclosed gardens to the front and rear.

Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: B



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		82	85
(69-80) C			
(55-68) D			
(39-54) E			
(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 are approximate)

Upvc double glazed obscured door with matching side panel to the:

Entrance Hall

Stairs rising to the first floor.

Lounge

20'4" x 10'8" (6.21 x 3.27)

Feature fire surround with electric fire, box bow double glazed window to the front and double glazed window to the rear. Night storage heater.

Kitchen/Diner

20'3" maximum x 9'4" maximum (6.19 maximum x 2.87 maximum)

Fitted with a range of wall and floor units to incorporate single sink drainer unit, integrated electric oven, hob and extractor fan, plumbing for automatic washing machine, double glazed window to the front, double glazed window to the rear and part double glazed door to the rear garden. Understair storage cupboard.

First Floor Landing

Loft access. Storage cupboard and airing cupboard. Night storage heater.

Bedroom 1

10'8" maximum x 9'5" (3.27 maximum x 2.89)

Built in double wardrobe, double glazed window to the rear.

Bedroom 2

10'8" x 10'3" (3.26 x 3.14)

Overstair storage cupboard and double glazed window to the front.

Bedroom 3

11'5" x 6'4" (3.49 x 1.95)

Double glazed window to the front.

Bathroom

5'6" x 4'7" (1.70 x 1.40)

Comprising panelled bath with mixer tap, pedestal wash hand basin and double glazed window to the rear.

Separate WC

Low level w.c. Double glazed window to rear.

Outside

To the front of the property is an enclosed garden with gate and footpath running to the front door.

The garden area is laid principally to lawn.

Rear Garden

Enclosed rear garden measuring approximately 60ft in length with greenhouse, garden shed, outside tap and outside light.

Directions

From the High Street of Burnham-on-Sea proceed inland along Cross Street taking a right turn into Oxford Street. Proceed along Oxford Street into Highbridge Road and at the mini roundabout beside the service station continue onto Burnham Road. Take the second turning right into North Avenue and follow the road around bearing left turning right into

PROPERTY DESCRIPTION

West Avenue. Proceed down West Avenue where the property will be found towards the end of the road on the right hand side.

Description

This deceptively sized three bedroom terraced house offers well planned living accommodation and briefly comprises entrance hall, lounge, kitchen/diner, first floor landing, three bedrooms and a bathroom with separate w.c.

The property benefits from double glazed windows, part electric heating and enclosed gardens to the front and rear.

Material Information

Additional information not previously mentioned

- Mains electric and water
- Water metered
- Electric room heating
- Leased Solar Panels
- 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

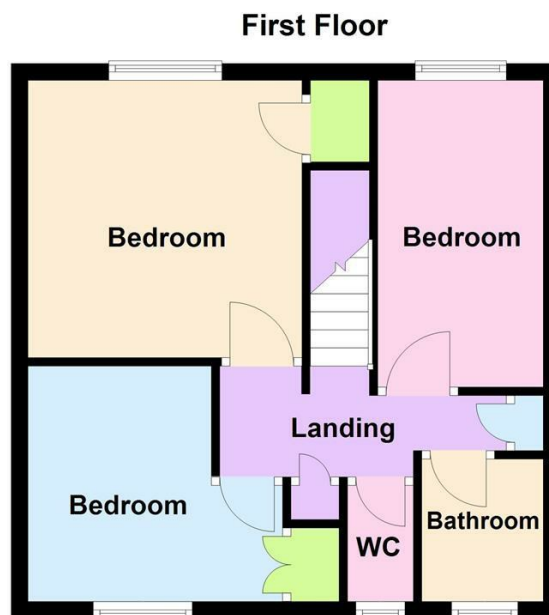
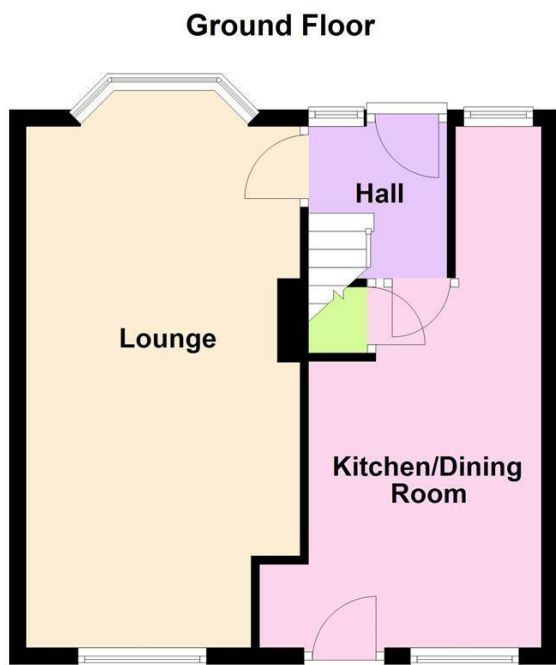
Flood Information:

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

