



24 Marconi Drive

Highbridge, TA9 3FF

Price £275,000





# PROPERTY DESCRIPTION

A very well maintained, modern, four bedroom, family home with the benefit of two en suites and situated in a popular residential location mid-way between Burnham on Sea and Highbridge

Entrance hall\* Ground floor cloakroom\* 'L' shaped kitchen/diner/utility with door to rear garden\* 'Through' lounge\* Four bedrooms (the master and second bedroom both with en suite shower rooms\* Family bathroom\* Gas central heating with combination boiler\* Double glazing\* Good-size, lawned, enclosed rear garden with decking and patio\* Through car port providing parking for two vehicles in tandem\* Must be viewed internally to be fully appreciated\*

## Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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## Accommodation (Measurements are approximate)

Entrance storm canopy and double glazed entrance door with obscured glazed panels to the:

### Entrance Hall

Tiled floor, stairs rising to the first floor, radiator and telephone point.

### Cloakroom

5'7" x 3'7" (1.71 x 1.11)

Comprising white suite of low level w.c., pedestal wash hand basin with tiled splashback, radiator, extractor fan.

### Lounge

17'5" x 10'4" (5.33 x 3.15)

Double glazed window overlooking the front and double glazed French doors opening to the rear garden. Vertical radiator, hard flooring, television point.

### Kitchen/Diner/Utility Room

17'5" x 15'7" maximum (5.32 x 4.76 maximum)

Fitted with a range of wooden fronted units comprising base cupboards and drawers, matching wall mounted cupboards, contrasting worktops with space and plumbing for dishwasher, built in Neff induction hob with double oven under, breakfast bar and space for dining table and chairs. Radiator and double glazed window overlooking the front. Double glazed window to the rear. One and a quarter bowl sink unit, contrasting tiled splashback areas, wall mounted cupboard housing the Ideal combination gas fired boiler, television point and telephone point.

To the utility area there is a base cupboard with worktop over and space for washing machine and fridge/freezer. Half glazed door to the rear garden.

### First Floor Landing

Double glazed window overlooking the rear garden. Radiator and built in storage cupboard.

### Master Bedroom

17'5" maximum x 10'4" (5.33 maximum x 3.16)

Double glazed window overlooking the front, radiator.

### En Suite Shower Room

6'11" x 4'9" (2.11 x 1.47)

Walk in shower cubicle with glazed screen and wall mounted shower. Vanity wash hand basin with drawers under, low level w.c. Obscured double glazed window and ladder style heated towel rail. Extractor fan and tiled floor.

### Bedroom 2

12'3" x 9'4" (3.74 x 2.85)

Double glazed window overlooking the front, radiator.

### En Suite Shower Room

7'9" x 4'10" (2.37 x 1.49)

Shower cubicle with sliding glazed doors, pedestal wash hand basin and low level w.c. Radiator, obscured double glazed window.

### Bedroom 3

8'7" x 8'0" (2.63 x 2.46)

Double glazed window overlooking the front and radiator.

### Bedroom 4

11'2" x 5'2" (3.41 x 1.60)

Double glazed window overlooking the rear garden, radiator and telephone point.

### Family Bathroom

7'8" x 5'6" (2.34 x 1.69)

With a white suite comprising panelled bath with wall mounted shower over and glazed screen. Pedestal wash hand basin and low level w.c. Obscured double glazed window and radiator.

### Outside

The front garden is laid for ease of maintenance with gravelled area and railings. Timber bin store and pathway and steps to the front door.

To the side of the property there is a:

# PROPERTY DESCRIPTION

## Drive Through Car Port

34'8" x 8'10" overall (10.59 x 2.71 overall)

Providing tandem parking for two vehicles.

Secure metal store shed and gate to the rear garden.

## Rear Garden

Of a good size being enclosed by timber fencing and comprising an area of lawn with plum tree and fig tree. Good area of patio and raised decked seating area.

Further metal storage shed and outside tap.

## Description

This deceptively spacious, modern, terrace house is conveniently located between the towns of Burnham on Sea and Highbridge with amenities close by including Tesco and Asda, doctors, public houses, Burnham on Sea High Street and the Apex Leisure Park in Highbridge. The Burnham on Sea esplanade offers miles of sandy beach and for the commuter, the M5 motorway interchange is at Edithmead while Highbridge train station offers direct links to the north and south.

The property is located in a popular, residential location of other similar properties and appears to be perfect for the growing family. The accommodation is presented over two floors and briefly comprises: Entrance hall with tiled floor and cloakroom off, modern, fitted kitchen/diner/utility with built in oven and hob, ‘through’ lounge with double glazed door opening into the rear garden. To the first floor, all four bedrooms are of a good size, the master and second bedroom also having the advantage of en suite shower rooms. There is a family bathroom to the first floor and the property is gas centrally heated by way of a combination boiler.

Externally there is a low maintenance garden to the front, side drive-through car port providing tandem parking for two vehicles with gate into the rear garden which is of a good size and enclosed with patio area and raised decked seating area.

## Directions

From the Esso Garage at the top of Love Lane, proceed in an easterly direction out of Burnham along Love Lane. At the roundabout, take the third exit onto Frank Foley Parkway, continue to the next roundabout and take the first left onto Worston Road. Continue round to the left which becomes Mulholland Way then turn right into Marconi Drive. Proceed round the sharp right hand bend where number 24 can be found on the left 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)





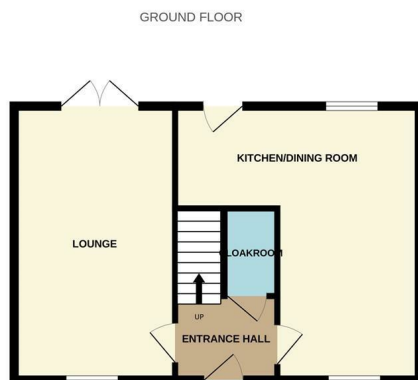




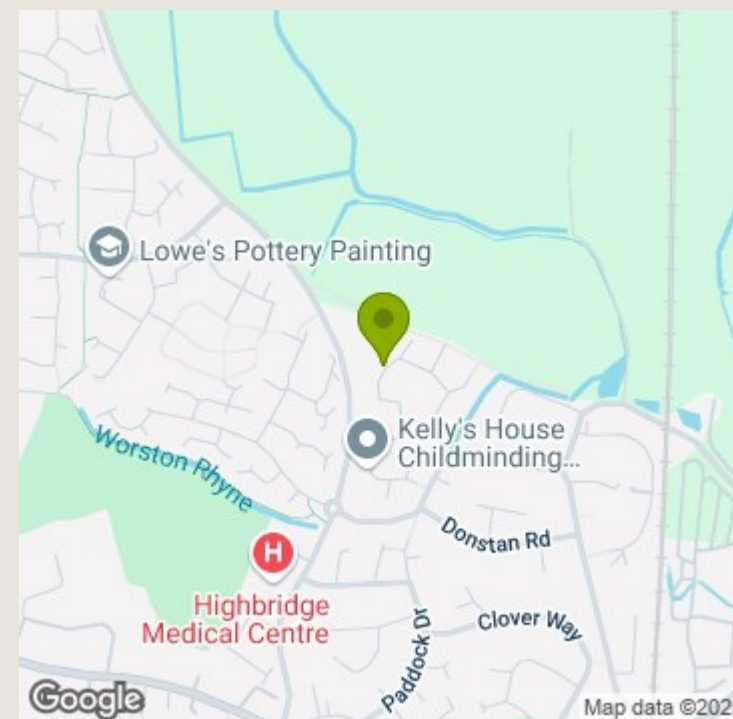








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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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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