



5 Worston Orchard

Highbridge, TA9 3JT

Price £249,750





# PROPERTY DESCRIPTION

An immaculately maintained three bedroom semi detached house offering highly flexible living accommodation situated in an un-adopted private cul-de-sac”

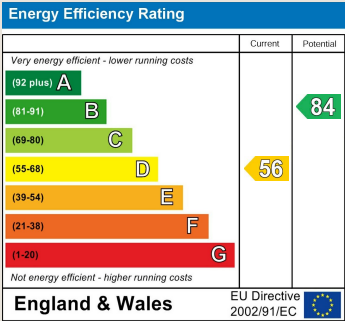
Entrance hall\* shower room/cloakroom\* lounge\* kitchen\* dining room/bedroom\* study/bedroom\* conservatory\* first floor large master bedroom with en suite bathroom\* upvc double glazed windows\* electric heating\* off street parking\* low maintenance garden to the rear. Must be seen.

## Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D



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## Accommodation (Measurements are approximate)

Upvc double glazed entrance door to the:

### Entrance Hall

Modern electric heater, built in storage cupboard, stairs rising to the first floor.

### Lounge

13'8" x 12'7" (4.17 x 3.86)

Upvc double glazed window to the front. Modern electric heater.

### Kitchen

9'3" x 8'7" (2.84 x 2.62)

Fitted with a range of modern wall and floor units to incorporate one and a half bowl drainer sink unit, electric oven with hob and extractor hood over, space for fridge/freezer, plumbing for automatic washing machine, upvc double glazed window to the front, modern electric heater.

### Dining Room/Bedroom 2

10'7" x 9'6" (3.23 x 2.92)

Radiator. Upvc double glazed French doors opening to the:

### Shower Room

8'2" 6'0" (2.51 1.85)

Double glazed frosted window, heated towel rail/radiator, wall mounted heater, comprising of corner shower cubicle with mains fed shower unit, pedestal wash hand basin and close coupled w.c, light, extractor fan.

## Conservatory

10'7" x 10'2" (3.25 x 3.12)

Part brick and part upvc double glazed construction with upvc double glazed French doors opening to outside. Modern electric heater, two wall light points, tiled floor.

## Study/Bedroom 3

10'9" x 8'0" (3.28 x 2.44)

Radiator. Upvc double glazed window to the rear.

## First Floor Landing

Built in airing cupboard with hot water tank.

## Master Bedroom

20'0" x 18'6" (6.1 x 5.66)

Part restricted headroom, Velux window to the front, access to roof space, modern electric heater and door to the:

## En Suite Bathroom

8'10" x 6'7" (2.70 x 2.03)

Part restricted headroom and comprising white suite of panelled bath, pedestal wash hand basin and close coupled w.c. Extractor fan, wall mounted electric heater.

## Outside

To the front of the property is an open plan garden laid to lawn.

To the left hand side is a pathway leading to the entrance door and also giving access to the rear garden.

# PROPERTY DESCRIPTION

## Rear Garden

Enclosed and laid for ease of maintenance with feature stoned areas and patio area. Garden shed.

Located to the front of the property is designated off street parking for two vehicles.

## Description

This attractive semi detached house offers highly flexible living accommodation with up to three bedrooms.

The property briefly comprises entrance hall with good sized shower room/cloakroom, lounge, kitchen, dining room/bedroom, conservatory and study/bedroom to the ground floor. To the first floor there is a large master bedroom with en suite bathroom.

The property benefits from upvc double glazed windows, modern electric heating, off street parking to the front of the property and is offered in excellent order throughout.

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

## Directions

Proceed along the Burnham/Highbridge Road and at the junction with the A38 (Church Street) take a left turn. Proceed for approximately 100 yards

taking a left turn into Worston Road. Proceed down Worston Road taking the second left into Worston Orchard. Proceed into the cul-de-sac where the property will be found at the end of the cul-de-sac in front of you.

## Material Information

Additional information not previously mentioned

- Mains electric and water
- Water metered
- Electric 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)





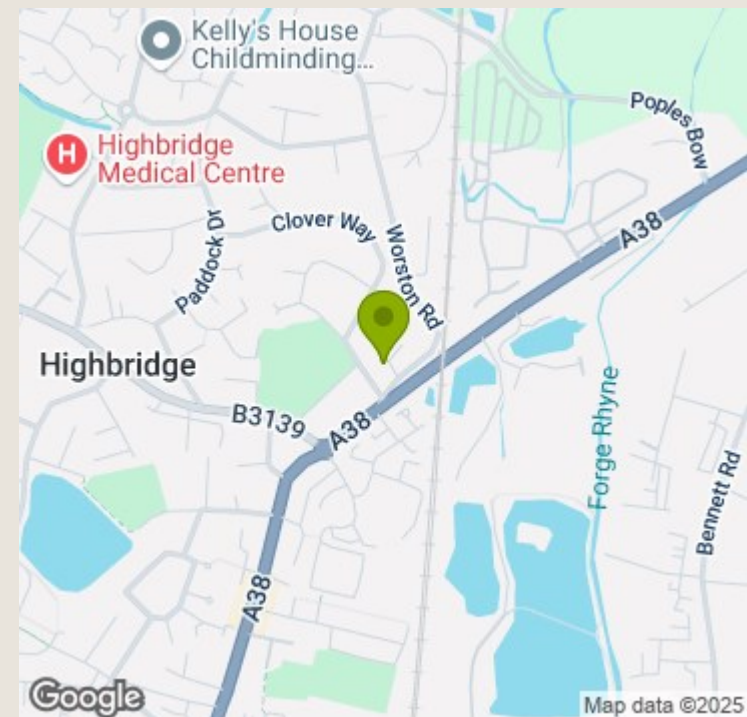












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**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.
3. Berryman's 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

