



12 Walrow Road

Highbridge, TA9 4AB

Price £199,950



PROPERTY DESCRIPTION

An extended, upgraded and improved two double bedroom terraced house with good sized garden to the rear situated in a convenient location close to local amenities.

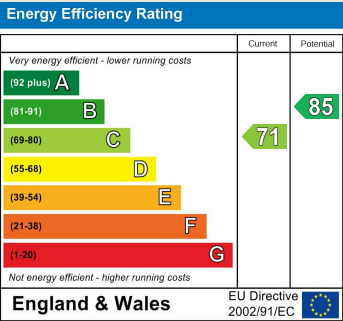
Entrance hall*lounge/dining room* open plan kitchen/dining/sitting room* two double bedrooms* bathroom* good sized rear garden* workshop.

Local Authority

Sedgemoor Council Tax Band: B

Tenure: Freehold

EPC Rating: C



PROPERTY DESCRIPTION

Accommodation (Measurements are approx)

Upvc double glazed door to the:

Entrance Hall

Glazed door to the:

Lounge/Dining Room

26'6" x 12'5" maximum (8.10 x 3.81 maximum)

Upvc double glazed bay window to the front. Understair storage cupboard, television point, opening through to the:

Kitchen/Breakfast Room/Sitting Room

Fitted with an extensive range of wall and floor units with feature wood block worktops with Belfast sink, integrated four ring hob, eye level oven and microwave, plumbing for automatic washing machine, integrated fridge/freezer, space for tumble dryer, space for dishwasher, tiled floor, central island with wood block worktop and storage under, double glazed Velux window, double glazed window to rear and double glazed French doors to the rear garden.

First Floor Landing

Access to roof space.

Bedroom

13'10" x 10'11" (4.24 x 3.33)

Wall length wardrobes with hanging and shelving space.

Bedroom

12'9" x 9'4" (3.89 x 2.87)

Upvc double glazed window to rear.

Bathroom

9'1" x 7'6" (2.79 x 2.29)

Fitted with a modern suite comprising corner bath with mixer tap and shower attachment, large tiled shower cubicle, wash hand basin with cupboard below, close coupled w.c. with concealed cistern and upvc double glazed obscured window to rear.

Outside

To the front of the property is a boundary wall with access to the front garden which is laid for ease of maintenance with pathway to the front door.

Access via a shared gateway to the side of the property leads through to the:

Rear Garden

Enclosed with an area immediately to the rear of the house laid for ease of maintenance with a gateway into the main garden area which is laid to lawn.

The garden is of a good size and has a useful block built workshop situated at the rear of the garden.

PROPERTY DESCRIPTION

Description

The property is situated in a convenient location within a short walk of the mainline railway link and Highbridge town centre providing a choice of supermarkets. Burnham-on-Sea town centre and sea front.

The deceptively sized living accommodation has been extended to the ground floor and briefly comprises entrance hall, lounge/dining room, kitchen/breakfast room with two double bedrooms and bathroom to the first floor. The property benefits from having upvc double glazed windows, gas central heating, good sized garden to the rear with workshop.

Directions

Proceed in a south easterly direction along Marine Drive and at the mini roundabout bear right proceeding into Highbridge. Continue to Church Street (A38) and take a right. Proceed to the next roundabout and take a left into Market Street. Proceed over the railway bridge into Walrow Road where the property will be found a little further along on the left hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water.
- Water metered.
- Gas Central Heating.
- Mains Drainage.
- 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

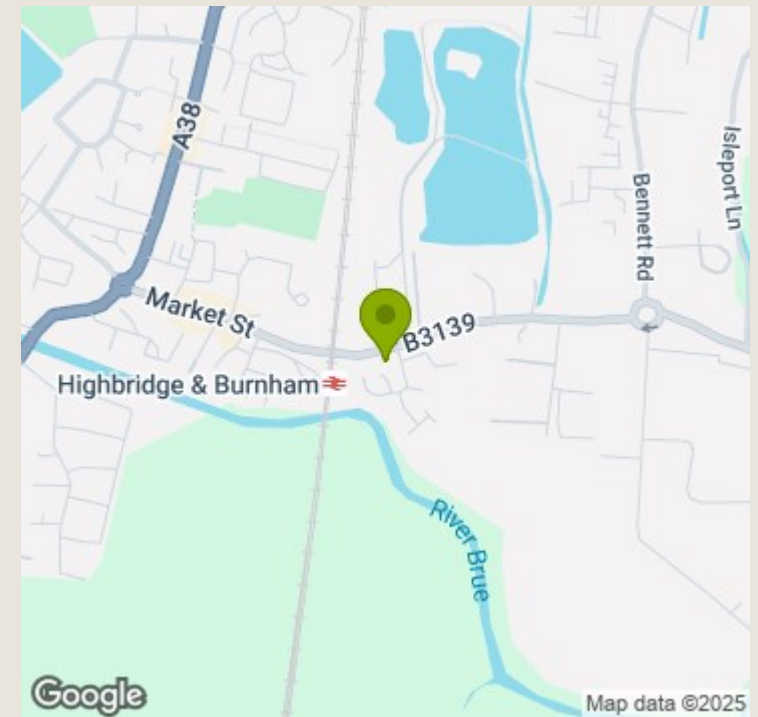
Flood Information:

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. 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

