



6 Fairford Road

Highbridge, TA9 3JJ

Price £222,500





# PROPERTY DESCRIPTION

A rare opportunity to purchase a deceptively sized two double bedroomed end of terrace house with a rear garden extending to approximately 120ft in length to the rear situated in a convenient residential location. Must be seen to be fully appreciated.

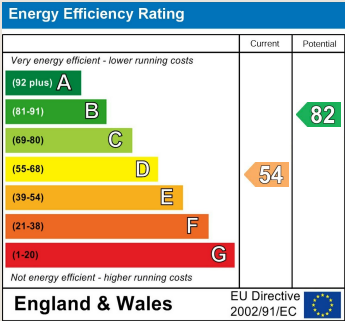
Entrance hall\* lounge\* dining room\* well appointed kitchen with utility/side porch off\* first floor landing\* two double bedrooms\* bathroom with both bath and shower\* gas central heating\* upvc double glazed windows\* large enclosed garden to the rear.

## Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: E



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## Accommodation (Measurements are approximate)

Double glazed composite door to the:

### Entrance Hall

Stairs rising to the first floor.

### Lounge/Dining Room

#### Lounge Area

13'5" x 12'2" (4.11 x 3.71)

Feature fireplace with gas fire, upvc double glazed window to the front, wall light points.

#### Dining Area

12'7" x 12'3" (3.86 x 3.75)

Understair storage cupboard, upvc double glazed window to the rear, wall light points.

Sliding door to the:

### Kitchen

15'6" x 6'7" (4.73 x 2.03)

Fitted with a modern range of wall and floor units to incorporate one and a half bowl drainer sink unit, electric cooker point, space for fridge/freezer, plumbing for washing machine and dishwasher, under counter integrated fridge, upvc double glazed window to the side and upvc double glazed window to the rear. Wooden internal window to the side.

Part glazed door to the:

### Utility/Side Porch

11'7" x 5'6" (3.54 x 1.69)

Polycarbonate roof, wall and floor units, space and vent for tumble dryer and space for fridge. Tiled floor and high level upvc double glazed obscured window to the side. Upvc double glazed obscured door to outside.

### First Floor Landing

Access to roof space.

### Bedroom 1

15'10" x 11'1" (4.83 x 3.40)

Two upvc double glazed windows to the front.

This room offers great potential to be sub divided into two bedrooms should it be required.

### Bedroom 2

13'8" x 9'5" (4.19 x 2.89)

Upvc double glazed window to the rear.

### Bathroom

15'5" x 6'8" (4.70 x 2.05)

Comprising panelled bath with side taps, good sized shower cubicle, wash hand basin with cupboards below, close coupled w.c. with concealed cistern, linen cupboard, extractor fan, tiled walls and wall light points.

### Outside

To the front of the property is a boundary wall and a garden area laid for

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ease of maintenance.

To the rear of the property is:

## Enclosed Rear Garden

Measuring approximately 120ft in length.

Good sized patio area which opens in turn to a lawned area. Garden shed/store

Further area of lawn with a rockery and pond.

Outside lights, outside tap and borders containing numerous shrubs and bushes.

## Description

This attractive end of terrace house has been in the same ownership for over 40 years and has been upgraded and improved over the years to offer well planned, well appointed living accommodation that must be seen to be fully appreciated.

The property briefly comprises good size entrance hall, large lounge/dining room, well appointed kitchen with side porch/utility off. To the first floor there is a landing, two double bedrooms with the main bedroom offering the potential to be divided into two bedrooms should it be required and there is a large bathroom with both a bath and a shower.

The property has a rear garden that extends for approximately 120ft in length, a number of storage sheds, lawn areas, patios etc and is a particular feature of the property.

## Directions

From Burnham-on-Sea town centre proceed along the Highbridge Road which in turn becomes Burnham Road. Continue to the junction with the A38 (Church Street) taking a left turn. Continue along the road and just before the railway bridge take a left into Worston Road and next left into Fairford Road. Proceed down Fairford Road and the property will be found on the right hand side.

## 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](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)



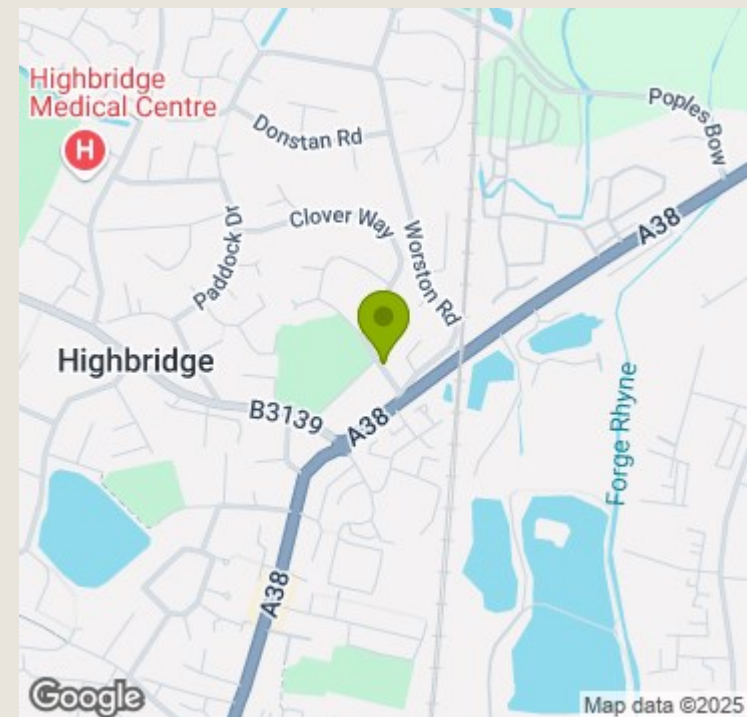












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**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, Tamlyn's & Sons up to 120 inc VAT

