



31 Church Street

Highbridge, TA9 3AG

Price £325,000



PROPERTY DESCRIPTION

A three/four bedroom detached house offering highly flexible accommodation with attractive sunny aspect garden to the rear with large garage/workshop and gated parking compound located to the rear of the property situated in a convenient location close to local amenities.

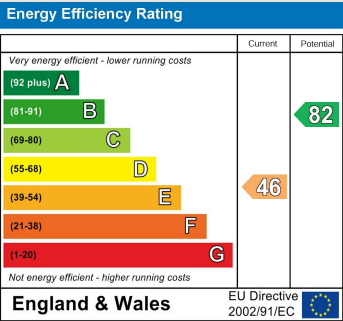
Entrance vestibule* imposing entrance hall* lounge* dining room/bedroom 4* kitchen/dining room* rear porch with utility, workshop and cloakroom off* first floor with three bedrooms* master en suite shower room* family bathroom* gas central heating* mostly upvc double glazed windows* good size garage/workshop* secure enclosed parking compound* sunny aspect garden to the rear.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: E



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed entrance door to the:

Entrance Vestibule

7'3" x 6'11" (2.21 x 2.13)

Feature tessellated flooring and upvc double glazed window to the side. Feature stained glass door and side panels to the:

Imposing Entrance Hall

Dog legged staircase rising to the first floor with understair storage cupboard housing the gas combination boiler supplying domestic hot water and radiators. Upgraded consumer unit. Cloaks cupboard and upvc double glazed window to the side.

Lounge

16'9" maximum x 14'4" (5.11 maximum x 4.39)

Upvc double glazed bay window to the front, feature fire surround with gas fire, stripped wooden flooring and picture rail.

Dining Room/Bedroom 4

13'3" x 11'10" (4.04 x 3.63)

Upvc double glazed window to the rear. Stripped wooden flooring.

Kitchen/Dining Room

21'5" x 9'4" (6.55 x 2.87)

Fitted with an extensive range of wall and floor units to incorporate single drainer sink unit, integrated eye level double oven, electric hob and extractor fan, space for fridge/freezer, upvc double glazed window to the side, door to the:

Rear Porch

Upvc double glazed door to outside, tiled floor.

Cloakroom

Low level w.c. high level double glazed window to the side and tiled floor.

Utility Room

9'6" x 6'0" (2.92 x 1.83)

Fitted with a range of wall and floor units to incorporate single drainer sink unit, upvc double glazed window to the rear and sliding door to the:

Workshop

13'1" x 6'0" (3.99 x 1.84)

Of brick construction with wooden windows to the front, wooden door to outside, light and power.

First Floor Landing

Upvc double glazed window to the side. Stripped wooden flooring.

Bedroom 1

16'9" maximum x 14'4" (5.11 maximum x 4.39)

Upvc double glazed bay window to the front. Stripped wooden flooring.

En Suite Shower Room

8'5" x 6'11" (2.57 x 2.13)

Large shower enclosure, close coupled w.c., pedestal wash hand basin, storage cupboard and extractor fan.

Bedroom 2

13'3" x 12'0" (4.06 x 3.68)

Stripped wooden flooring and upvc double glazed window to the rear. Picture rail.

Bedroom 3

13'3" x 9'6" (4.06 x 2.90)

Picture rail, upvc double glazed window to the rear. Stripped wooden flooring.

Family Bathroom

6'11" x 6'9" (2.13 x 2.06)

Recently upgraded with a P shaped bath with rainhead shower over and screen. Vanity

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wash hand basin with cupboards below and close coupled w.c. Heated towel rail, tiled walls and upvc double glazed obscured window to the side.

Outside

To the front of the property is a feature boundary wall with wrought iron railing over. Gate gives access to a footpath that leads to the front door. The garden area is laid for ease of maintenance.

Rear Garden

Walled and enjoys a sunny aspect with good size lawned area, feature pond with summerhouse, two greenhouses and borders containing numerous shrubs and bushes. Access gate leads to the rear service lane where there is a good size garage and ample parking.

Garage/Workshop

20'4" x 13'8" (6.20 x 4.19)

With up and over door, window to the side and part glazed personal door to the side. Light and power.

To the right hand side of the garage is a further area of secure parking.

Secure Enclosed Parking

38'3" x 32'7" approximately (11.68 x 9.95 approximately)

Laid to stone and offering great potential for storage of a caravan/boat etc and the potential to create further storage should it be required and subject to any necessary consents.

Description

This attractive detached house is situated in a convenient location close to local amenities and briefly comprises entrance vestibule with feature tessellated flooring, imposing entrance hall with tessellated flooring, staircase leading to the first floor, good sized lounge, dining room/bedroom 4, good size kitchen/dining room, rear porch with

utility room with workshop off and cloakroom.

To the first floor there is a good size landing, three good size bedrooms with the master having an en suite shower room and there is a family bathroom that has been recently upgraded.

The property benefits from having gas central heating with recently installed combination boiler and updated electrical consumer unit and the majority of the windows are upvc double glazed. The property retains a great deal of character.

There is an attractive enclosed sunny aspect garden to the rear and located off the service lane to the rear of the property is a good size garage/workshop and enclosed parking compound suitable for numerous alternative uses.

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

Directions

Proceed out of Burnham-on-Sea along the Highbridge/Burnham Road passing the Co-op store on the right hand side. At the roundabout take a right turn onto Church Street (A38) and 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
- No water meter
- 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

checker.ofcom.org.uk/en-gb/broadband-coverage

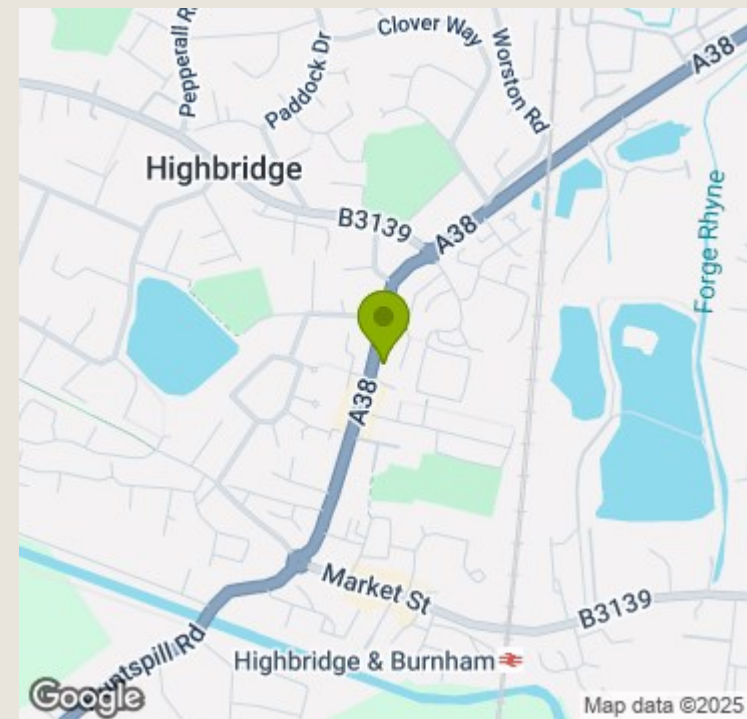
Flood Information:

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

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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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