



28 Farm Street

Highbridge, TA9 3GU

40% Shared ownership £114,000



PROPERTY DESCRIPTION

40% shared Ownership

A modern four bedroom semi detached house set over three storeys situated in a convenient location close to local amenities offered in good order throughout.

Must be seen to be fully appreciated.

Entrance hall* open plan lounge/dining kitchen* cloakroom* three first floor bedrooms* family bathroom* second floor master bedroom with en suite shower room* upvc double glazed windows* gas central heating* off street parking for two vehicles* good size enclosed garden to the rear.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Leasehold

EPC Rating: B



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	93
(81-91) B	83
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Double glazed obscured door to the:

Entrance Hall

Stairs rising to the first floor.

Cloakroom

Close coupled w.c., wash hand basin and extractor fan.

Lounge/Dining/Kitchen

28'11" x 14'6" maximum (8.82 x 4.43 maximum)

Kitchen Area

Fitted with an attractive range of wall and floor units to incorporate integrated gas hob, electric oven and extractor fan. One and a half bowl drainer sink unit, space for fridge/freezer, plumbing for automatic washing machine, upvc double glazed window to the front.

Lounge/Dining Room Area

Double glazed French doors and matching side panels to the rear garden.

First Floor Landing

Stairs rising to the second floor. Storage cupboard.

Bedroom 2

12'0" x 7'7" (3.66 x 2.32)

Upvc double glazed window to the rear.

Bedroom 3

9'9" maximum x 6'2" (2.98 maximum x 1.88)

Upvc double glazed window to the rear.

Bedroom 4

14'6" x 8'7" maximum (4.42 x 2.62 maximum)

Two upvc double glazed window to the front.

Bathroom

7'5" x 6'8" (2.28 x 2.04)

Comprising panelled bath with shower over and screen, vanity wash hand basin with cupboards below, close coupled w.c. with concealed cistern, extractor fan recessed spotlights, heated towel rail and upvc double glazed obscured window to the side.

Second Floor Landing

Access to eaves storage.

Master Bedroom

11'3" maximum x 18'8" maximum (3.44 maximum x 5.70 maximum)

L shaped with part restricted headroom.

Recessed spotlights and upvc double glazed window to the front.

En Suite Shower Room

5'10" x 4'11" (1.79 x 1.52)

Shower cubicle, close coupled w.c., pedestal wash hand basin, double glazed Velux window and heated towel rail.

PROPERTY DESCRIPTION

Outside

To the front of the property is a small area of garden laid for ease of maintenance.

Rear Garden

Patio area. Outside tap and outside light.

Description

This attractive four bedroom semi detached house is set over three levels and offers well planned, well appointed living accommodation that briefly comprises entrance hall, cloakroom and open plan lounge/dining room and kitchen. To the first floor there are three bedrooms and a bathroom. To the second floor there is a master bedroom with en suite shower room.

The property benefits from having gas central heating, upvc double glazed windows, designated off street parking for two vehicles to the rear of the property and a good size enclosed garden.

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

Directions

From Burnham-on-Sea proceed in a southerly direction towards Highbridge and at the junction with the A38 (Church Street) take a right turn into Church Street. At the next roundabout at the junction with Market Street proceed straight across into Huntspill Road. Proceed along Huntspill Road turning left into Farm Street. Proceed down Farm Street

and the property will be found on the right hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central Heating
- Flooding in the last 5 years or not. Please state.
- 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

Agents Note

40% Shared Ownership

Rent £462.11

Service Charge £17.51

Buildings Insurance £9.23

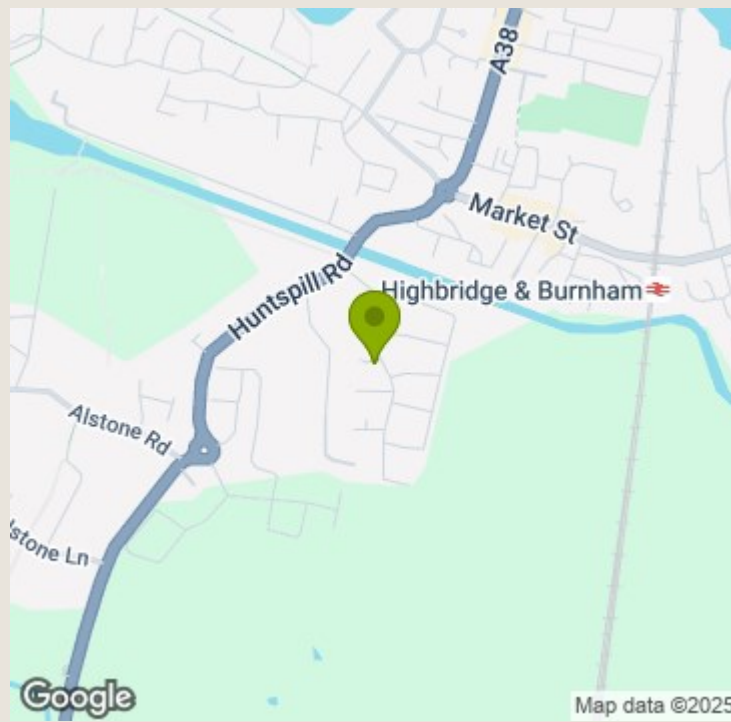
Management £7.84

Totalling £496.69 per month









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. Berrymans 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

