



9 Alstone Road

Highbridge, TA9 3DT

Offers Over £275,000



PROPERTY DESCRIPTION

An attractive upgraded and improved three bedroom terraced house with useful attic room with gas central heating, double glazed windows, off street parking, large garden to the rear with useful block built outbuilding. Offered in excellent order throughout.

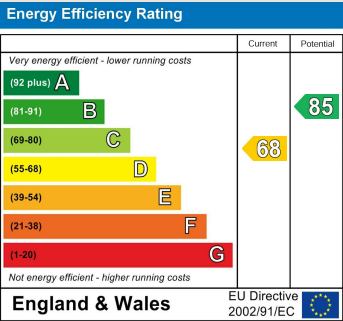
Entrance hall* lounge* kitchen/diner* utility/conservatory with cloakroom off* first floor landing* three bedrooms* shower room* attic space (currently used as a bedroom)* gas central heating* off street parking|* large rear garden backing onto agricultural land* good decorative order throughout* must be seen.

Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: D



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Composite double glazed door to the:

Entrance Hall

Stairs rising to the first floor landing, understair storage cupboard and upvc double glazed obscured window to the front.

Lounge

14'2" x 10'8" (4.33 x 3.27)

Ornate fireplace with recess, upvc double glazed window to the front.

Kitchen/Diner

16'3" x 10'9" (4.97 x 3.28)

Fitted with an attractive range of wall and floor units to incorporate one and a half bowl drainer sink unit, gas range cooker with extractor hood over, integrated dishwasher, feature dressers with storage and display shelving set either side of the chimney breast, upvc double glazed window to the rear and upvc double glazed French doors opening to the:

Utility/Conservatory

13'3" x 7'6" (4.04 x 2.31)

Wall and floor units, single drainer sink unit, double glazed window to the rear and upvc double glazed obscured door to the rear garden.

Cloakroom

Low level w.c. and wooden high level window to the rear.

First Floor Landing

Fixed staircase to the attic space.

Bedroom 1

14'2" x 9'3" (4.34 x 2.82)

Upvc double glazed window to the front. Cornice ceiling.

Bedroom 2

10'9" x 9'4" (3.30 x 2.86)

Upvc double glazed window to the rear. Cupboard housing the gas combination boiler supplying domestic hot water and radiators. Cornice ceiling.

Bedroom 3

9'1" x 6'7" (2.77 x 2.01)

Cornice ceiling and stripped wooden floor.

Shower Room

6'5" x 5'10" (1.97 x 1.78)

Comprising large shower cubicle, close coupled w.c. pedestal wash hand basin, tiled walls, heated towel rail, upvc double glazed obscured window to the rear.

Second Floor Landing

Storage cupboard.

Attic Space

12'5" plus recess x 11'7" (3.79 plus recess x 3.55)

Two double glazed Velux windows. Eaves storage.

This room has most recently been used as an occasional bedroom.

Outside

To the front of the property is a block pavier driveway offering off street parking for two vehicles.

Rear Garden

Patio area which is approximately 60ft in length which leads to a

Workshop

19'1" x 10'5" (5.84 x 3.18)

Of block construction with light and power. Upvc double glazed French doors to the

PROPERTY DESCRIPTION

front and upvc double glazed window to the rear. This building offers great potential to be used as a home office should it be required.

Further area of garden which measures approximately 85ft in length with raised flower beds, lawn, borders containing shrubs and bushes and backing onto agricultural land.

The garden is a particular feature of the property making a full inspection essential.

Description

This attractive older style terraced house has been upgraded and improved over the years to offer well planned, well appointed living accommodation that briefly comprises good size entrance hall, lounge, well appointed kitchen/diner with utility/conservatory off, cloakroom and to the first floor there is a landing with a fixed staircase rising to the attic room. There are three first floor bedrooms and a well appointed shower room.

The attic space has been converted with two Velux windows and has most recently been used as a bedroom.

To the front of the property is a block pavier driveway offering off street parking for two vehicles and to the rear of the property there is a large rear garden with large brick built workshop offering the potential for a home office should it be required.

The gardens are a particular feature of the property backing onto agricultural land making a full inspection essential.

Directions

From the M5 motorway (junction 22) at Edithmead take the first exit towards Highbridge (A38). At the next roundabout take the third exit and continue along the A38 over the railway bridge into Highbridge. At the roundabout beside Asda take the second turning right into Church Street and then at the mini roundabout continue

straight across onto Huntspill Road. At the exit roundabout take the fourth exit into Alstone Road. Proceed down Alstone Road where 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

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

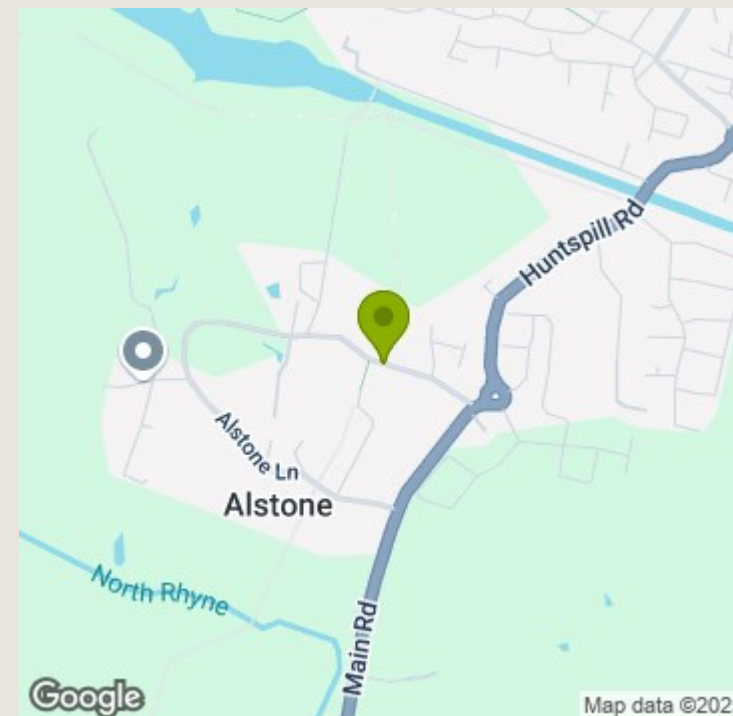
Flood Information:

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

