



96 Worston Road

Highbridge, TA9 3JU

Offers In Excess Of £200,000



PROPERTY DESCRIPTION

Attractive end of terraced cottage situated in a sought after location close to local amenities. No onward chain

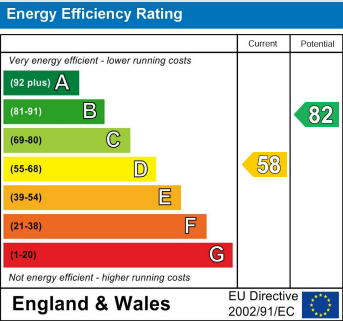
Entrance hall* lounge* kitchen/dining room* rear lean to conservatory with utility and cloakroom off* two first floor bedrooms* bathroom* gas central heating* courtyard garden to the rear.

Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: D



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Double glazed wooden door to the:

Open Plan Lounge/Dining Kitchen

Lounge Area

18'6" x 11'4" (5.64 x 3.47)

Feature fireplace, double glazed wooden sash windows throughout, understair storage cupboard.

Kitchen Area

18'6" x 8'2" (5.64 x 2.49)

Re-fitted with a range of wall and floor units to incorporate integrated dishwasher, double oven and electric hob, fridge freezer and Granite worktops

Conservatory

14'6" x 5'8" (4.44 x 1.75)

Double glazed with access to the rear courtyard garden and door leading through to the:

Cloakroom

Refurbished with heated towel rail, vanity wash hand basin with storage below, Extractor fan.

Office/Study

11'4" x 4'7" (3.46 x 1.40)

Worcester Bosch boiler and storage.

First Floor Landing

Bedroom 1

12'9" x 11'6" (3.89 x 3.53)

Double glazed wooden sash window, radiator and door storage and loft access.

Bedroom 2

8'7" x 8'0" (2.64 x 2.46)

Double glazed window.

Bathroom

7'6" x 5'6" (2.29 x 1.68)

Jacuzzi style bath, marble effect tiled walls and floor, vanity wash hand basin with cupboard below, heated towel rail and close coupled w.c. Double glazed window to the rear.

Outside

To the front of the property is a low boundary wall with a garden area laid for ease of maintenance.

Accessed via shared lane is :

Rear Garden

Courtyard style garden laid for ease of maintenance.

Description

This attractive end of terraced cottage is situated in a sought after location close to local amenities to include local doctors surgery, schools, Asda supermarket etc.

PROPERTY DESCRIPTION

The M5 junction 22 at Edithmead is a short drive giving excellent access to Bristol, Taunton, Exeter and the M5 corridor. There is a mainline railway link at Highbridge and Bristol International Airport is a forty minute drive.

Directions

Proceed along Marine Drive and at the mini roundabout take a right onto Burnham Road. Continue passing King Alfred School and at the roundabout with the junction with the A38 (Church Street) take a left turn. Take the next left and proceed along Worston Road where the property will be found just before the junction with Donstan Road on the left 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

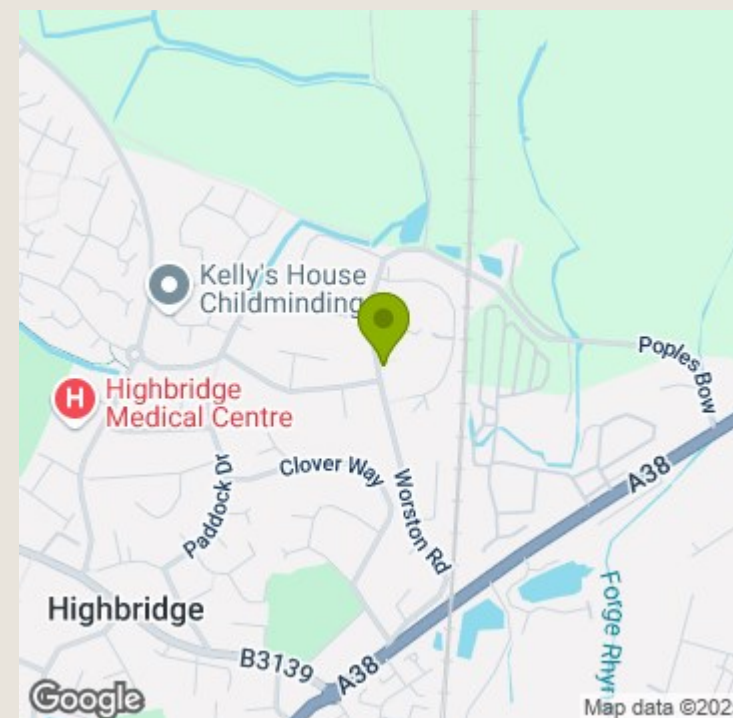
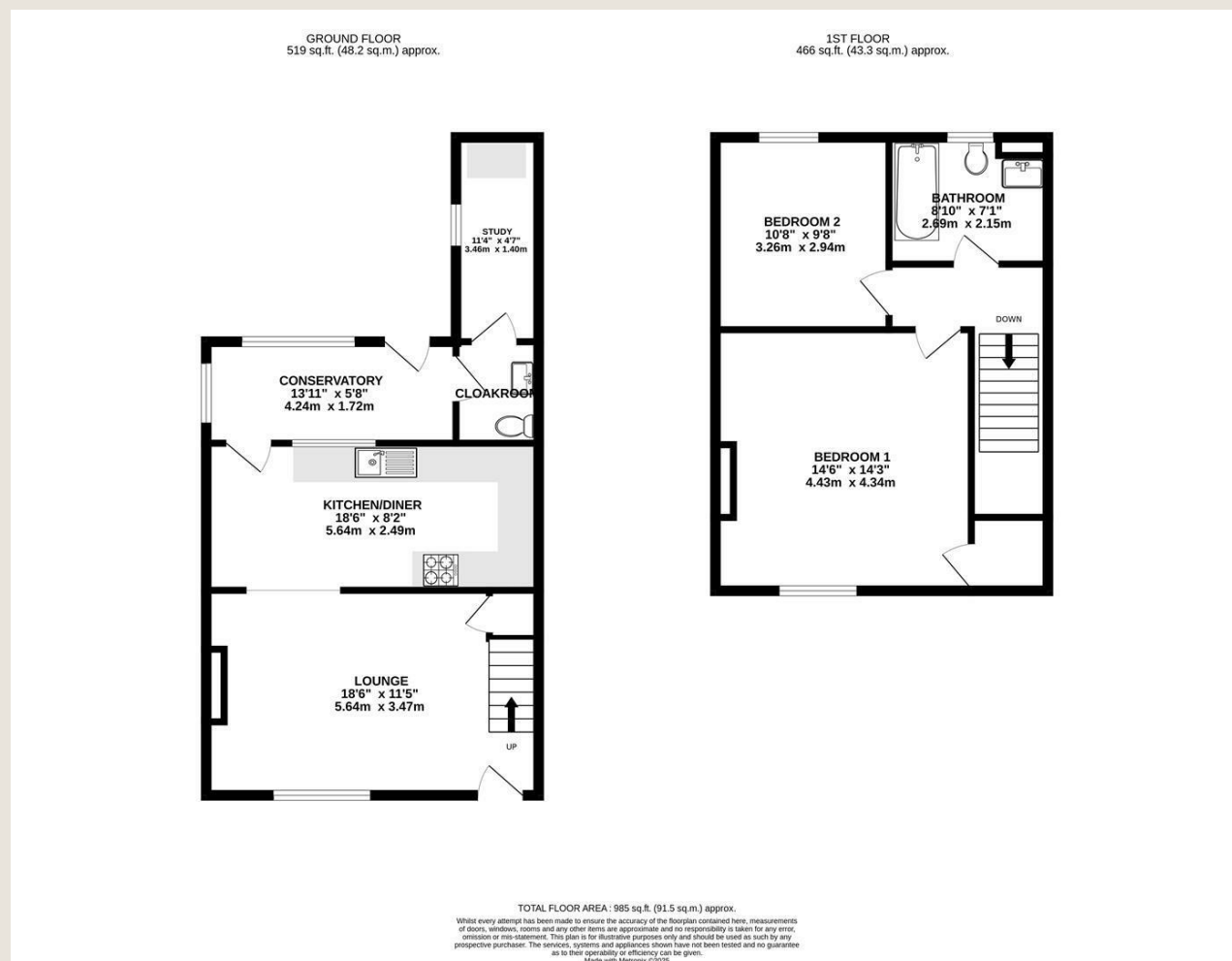
Flood Information:

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, Tamlyn's & Sons up to 120 inc VAT

