



3 Morland Road

Highbridge, TA9 3ET

Price £215,000



BERRYMAN'S

PROPERTY DESCRIPTION

A three bedroom, terrace house, situated in a convenient, location with good size, lawned garden and parking

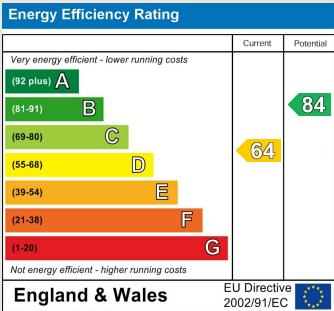
Entrance porch* Entrance hall* Lounge* Separate dining area* Kitchen* Three bedrooms* Shower room* Gas central heating* Double glazing* Parking* Generous garden to the rear.

Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: D



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Open entrance porch to:

Entrance Hall

Stairs to first floor, radiator. Understairs recess. Door to:

Lounge

15'5" maximum x 10'2" (4.71 maximum x 3.11)

Radiator, double glazed window to front. Square arch to:

Dining Area

10'2" x 7'8" (3.12 x 2.36)

Radiator. Double glazed french doors to garden. Arch to:

Kitchen

10'10" x 8'5" (3.32 x 2.58)

With a range of white fronted units including base cupboard, drawers and matching wall mounted cupboard.

Contrasting worktop surfaces with space under for white goods. Space for fridge freezer. Eye level oven and five ring gas hob. Tiled floor and splashbacks. One and a quarter stainless steel sink unit. Double glazed window overlooking rear garden.

From the entrance hall, stairs rise to first floor landing with access to loft space containing the combination gas fired boiler.

Bedroom 1

12'0" x 9'8" (3.66 x 2.96)

Radiator. Double glazed window to front

Bedroom 2

8'10" x 8'7" (2.71 x 2.63)

Double glazed window to rear, built in single wardrobe and high level storage cupboard.

Bedroom 3

10'3" x 9'3" (3.13 x 2.82)

Double glazed window to front, Radiator. Fitted high sleeper bed with storage under.

Shower Room

7'3" plus door recess x 5'1" (2.22 plus door recess x 1.55)

Tiled shower cubicle with wall mounted shower and sliding screen. Low level w.c with concealed cistern, vanity wash hand basin with worktop and cupboards under

Outside

The area to the front of the property is laid to brick paver providing parking. The garden to the rear is of a good-size and mainly laid to lawn.

Directions

From the Esso Garage at the top of Love Lane, turn left onto Oxford Street which becomes Highbridge Road. At the mini roundabout take the first exit and continue onto the Burnham Road. Continue straight across at the next mini roundabout and take the first right into Morland Road passing the Co-Op convenience store on your left hand side. Number three can then be found on the left hand side.

Description

This three bedroom, terrace house is situated in Highbridge and convenient for town centre amenities and train station. The nearby seaside town of Burnham on Sea is under two miles away offering High Street facilities with the beach beyond.

The property which could benefit from some updating offers two reception rooms and kitchen to the ground floor and three bedrooms and shower room to the first floor. The property is gas centrally heated and double glazed. There is parking to the front and a good-size, lawned garden to the rear.

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.

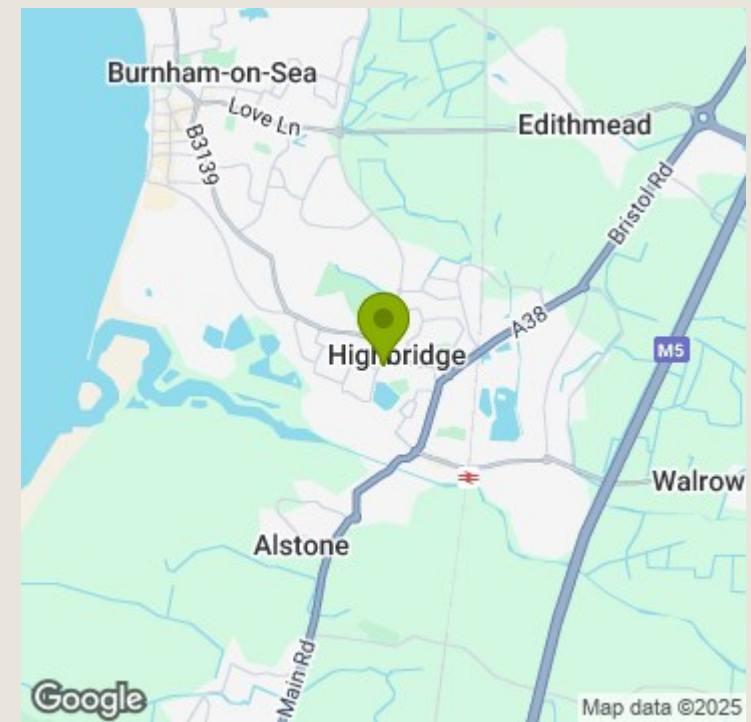
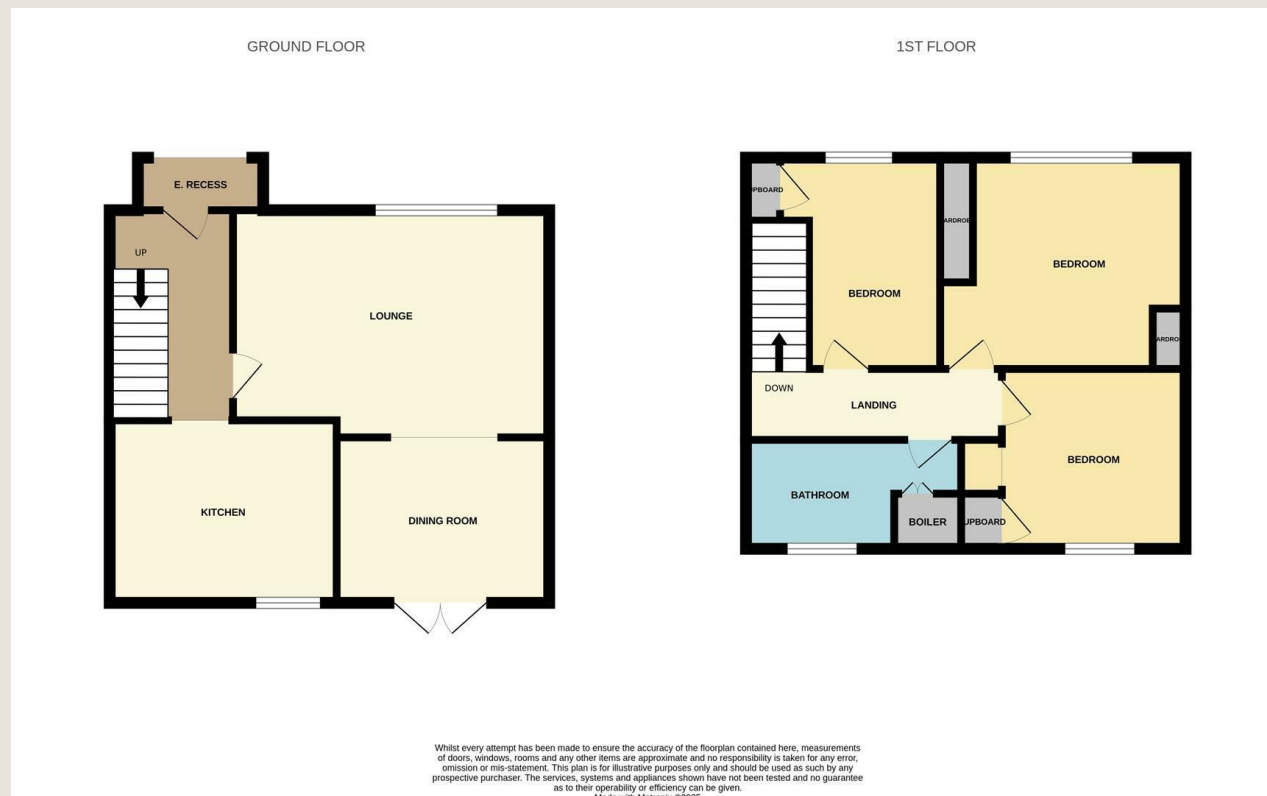
For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

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 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

