



10 Avalon Road  
Highbridge, TA9 3JW

Price £310,000





# PROPERTY DESCRIPTION

An attractive two/three bedroom detached bungalow enjoying a good size sunny aspect garden to the rear with carport, extended garage with utility and cloakroom to the rear situated in a sought after location close to local amenities with the benefit of a newly installed boiler supplying domestic hot water and radiators.

Entrance hall\* lounge\* kitchen/breakfast room\* shower room\* separate w.c.\* three bedrooms\* conservatory\* carport\* garage\* utility room with cloakroom\* gardens.

## Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating:

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



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Obscure glazed door to the:

### Entrance Hall

Loft access.

### Lounge

19'1" x 10'9" (5.82 x 3.29)

Feature fire surround with gas fire. Television point and upvc double glazed windows to the front and side.

### Kitchen/Breakfast room

11'9" x 8'8" (3.59 x 2.65)

Fitted with a range of wall and floor units to incorporate single drainer sink unit, electric cooker point and space for fridge/freezer, plumbing for automatic washing machine, three upvc double glazed windows to the front and upvc double glazed window to the side. Upvc double glazed door to the driveway.

### Bedroom 1

12'1" x 10'9" (3.69 x 3.30)

Upvc double glazed window to the rear.

### Bedroom 2

11'1" x 8'5" (3.38 x 2.59)

Upvc double glazed window to the side.

### Bedroom 3

11'10" x 9'3" plus door recess (3.62 x 2.83 plus door recess)

Sliding patio door to the:

## Conservatory

9'5" x 9'5" (2.88 x 2.88)

Upvc double glazed construction with two upvc double glazed French doors opening to the rear garden.

## Shower Room

Comprising shower cubicle, pedestal wash hand basin, part tiled and part low maintenance walling. Upvc double glazed obscured window to the side.

## Separate WC

Low level w.c. and upvc double glazed obscured window to the side.

## Outside

To the front of the property is an open plan garden laid to lawn.

To the right hand side of the property is a driveway offering off street parking which in turn leads to the:

## Carport

21'10" x 11'11" (6.68 x 3.65)

Light. Leads to the:

## Garage

16'7" x 7'7" (5.08 x 2.33)

With up and over door, power and light.

To the rear of the garage is a sliding door opening to the:

# PROPERTY DESCRIPTION

## Utility

8'2" maximum x 7'7" maximum (2.51 maximum x 2.33 maximum)

Floor units with single sink unit, space for tumble dryer and upvc double glazed window to the rear. Upvc double glazed door to outside.

## Cloakroom

Low level w.c. upvc double glazed window to the rear.

## Rear Garden

Side gate between the bungalow and garage opens to the rear garden which is enclosed offering a high degree of privacy with lawn areas and borders containing numerous shrubs and bushes.

Two large garden sheds and greenhouse.

The garden enjoys a sunny aspect and is a particular feature of the property making a full inspection essential.

## Description

This attractive three bedroom detached bungalow is situated in a sought after residential location and briefly comprises entrance hall, good size lounge, kitchen/breakfast room, three bedrooms, one with conservatory off, shower room and separate w.c.

The property benefits from having an enclosed sunny aspect garden to the rear enjoying a high degree of privacy, has a garage with utility room/cloakroom extension located to the rear.

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

## Directions

From Burnham-on-Sea town centre proceed along the Burnham/Highbridge Road into Highbridge and at the roundabout with the junction of Church Street (A38) take a left turn into Church Street and immediately left into Worston Road. Proceed along Worston Road taking the first left into Fairford Road and next right into Fairdean Road. Proceed down Fairdean Road turning next left into Avalon Road. Proceed down Avalon Road where the property will be found 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)







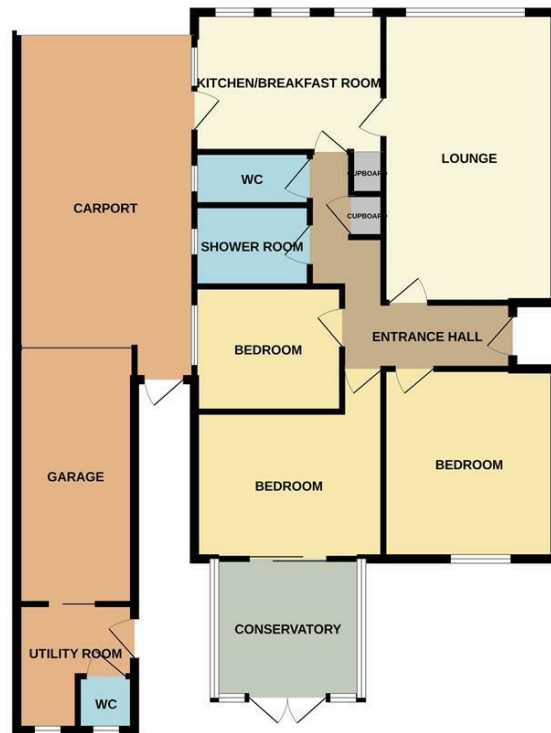








GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Miroplan 12/2019



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 793700**

[sales@berrymansproperties.net](mailto: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.
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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

