



6 Donstan Road

Highbridge, TA9 3JZ

Price £295,000



# PROPERTY DESCRIPTION

An attractive extended, upgraded and improved, three bedroom semi detached hose set in a prime corner plot in a highly sought after residential location close to local amenities.

Good size entrance hall\* lounge\* dining room\* sitting room extension\* side porch area\* cloakroom\* well appointed kitchen\* first floor landing\* three bedrooms\* bathroom\* double glazed windows\* gas central heating\* garage\* off street parking\* mature enclosed gardens\* Must be seen.

## 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) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Part double glazed door to the:

### Entrance Porch

6'5" x 2'3" (1.98 x 0.71)

Of brick and glazed construction with tiled floor. Light and double glazed obscured door to the:

### Entrance Hall

13'0" x 6'6" (3.98 x 2.00)

Stairs rising to the first floor, double glazed window to the side.

### Lounge

12'1" x 11'6" (3.70 x 3.51)

Feature fire surround, double glazed window to the front.

### Dining Room

11'7" x 11'6" (3.55 x 3.51)

Recessed spotlights and wide opening to the:

### Sitting Room Area

10'11" x 8'3" (3.34 x 2.53)

Double glazed Velux window and double glazed French doors with matching side panels opening to the rear garden. Tiled floor and opening to:

### Side Porch Area

5'6" x 4'0" (1.70 x 1.23)

Tiled floor and double glazed obscured door opening to the garden.

### Cloakroom

5'3" x 3'6" (1.61 x 1.08)

Comprising close coupled w.c., vanity wash hand basin with cupboards below, extractor fan, heated towel rail, tiled floor and double glazed obscured window to the rear.

## Kitchen

10'11" maximum x 6'7" (3.33 maximum x 2.01)

Fitted with an attractive range of wall and floor units to incorporate single drainer sink unit, plumbing for automatic washing machine, space for electric cooker, pantry with double glazed window to the side. Double glazed door opening to the side porch area.

## First Floor Landing

Access to roof space. Double glazed window to the side.

### Bedroom 1

12'4" x 11'7" (3.77 x 3.54)

Double glazed window to the front.

### Bedroom 2

11'6" x 11'6" (3.53 x 3.53)

Cupboard housing the gas boiler supplying domestic hot water and radiators and hot water tank. Double glazed window to the rear.

### Bedroom 3

9'1" x 6'6" (2.77 x 2.00)

Double glazed window to the front.

## Bathroom

6'6" x 5'11" (2.00 x 1.81)

Panelled bath with shower over, close coupled w.c., pedestal wash hand basin and double glazed obscured window to the side.

## Outside

To the front of the property is a boundary fence with gate opening to a pathway leading to the front door.

The front garden is laid principally to lawn with mature borders containing shrubs and bushes.

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Side gate gives access to the corner gardens.

To the right hand side of the property between the house and the garage is an area measuring approximately 5.46m which offers great potential for the creation of further parking should it be required or indeed further extension to the property subject to any necessary consents.

## Rear Garden

Laid mainly to lawn with borders containing numerous shrubs and bushes etc. Garden shed, workshop and summerhouse.

Outside tap and outside light.

The gardens are a particular feature of the property making a full inspection essential.

## Garage

19'7" x 7'11" (5.98 x 2.42)

Set to the right hand side of the property offering driveway parking and access to the garage. Up and over door, light and power.

## Description

This attractive semi detached house has been extended, upgraded and improved by the present vendors to offer well planned, well appointed accommodation.

The property benefits from having gas central heating, double glazed windows, the main roof has been re-felted and battened, there is a modern electrical system, garage, off street parking and is set in a good size corner plot that offers potential to further extend the property should it be required and subject to any necessary consents or the creation of further parking etc.

The property briefly comprises entrance porch, entrance hall, lounge, dining room with

sitting room extension which extends to create a side porch area with cloakroom and there is a well appointed kitchen.

To the first floor there is a landing, three bedrooms and bathroom.

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

## Directions

At the roundabout at the M5 junction 22 proceed into Burnham-on-Sea and at the roundabout beside Tesco take the first exit onto Frank Foley Parkway. Proceed to the next roundabout taking the first exit into Worston Road. Proceed down Worston Road bearing right into Donstan Road. Proceed down Donstan Road and the property will be found on the left hand side.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- Mains drainage
- 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)

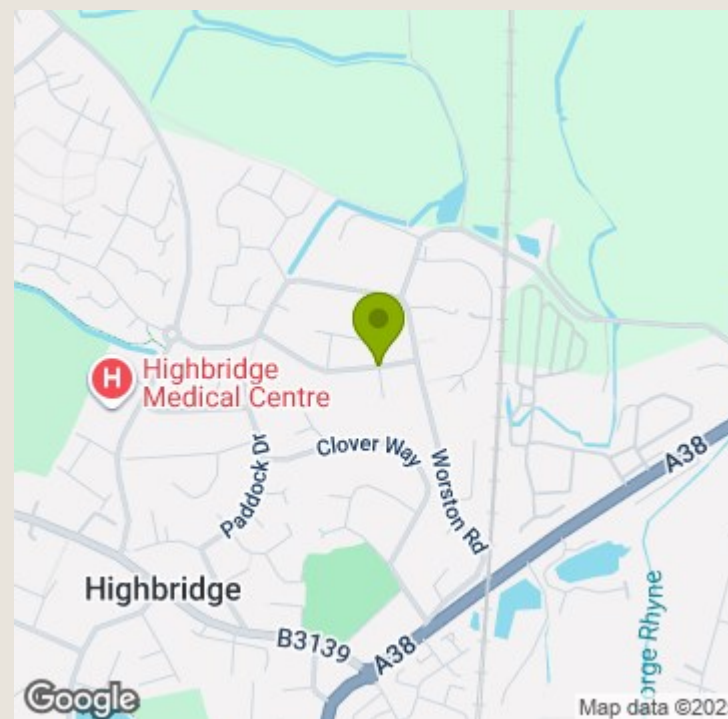
Flood Information:

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









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, Tamlyns & Sons up to 120 inc VAT

