



31 Lakeside Bristol Road

Highbridge, TA9 4EX

Price £294,000

 **BERRYMAN'S**

PROPERTY DESCRIPTION

Attractive three bedroom house set in a small development surrounding and enjoying views to a lake.

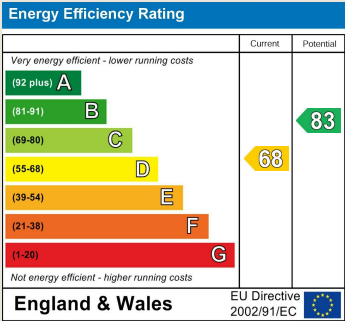
Entrance hall* extended kitchen* cloakroom* dining room* lounge* three bedrooms* bathroom* balcony with lake views* storage/former garage* parking and rear garden.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Composite door to the:

Entrance Hall

7'11" x 3'1" (2.43 x 0.95)

Door leading to the storage area/former garage and door through to the:

Dining Area

9'7" x 7'2" (2.94 x 2.19)

Double glazed window to the front, laminate flooring, radiator. Archway through to the:

Lounge

17'3" maximum x 13'5" maximum (5.28 maximum x 4.11 maximum)

Storage cupboard, double glazed French doors leading to the garden, radiator and door through to the:

Kitchen

13'10" x 8'4" (4.22 x 2.56)

Granite worktops, matching wall and floor units, electric hob with extractor fan over, ceramic sink with mixer tap, space for washing machine, space for dishwasher, spotlights, double glazed window to the rear, radiator, laminate flooring and door to the cloakroom.

Kitchen Recess

9'3" x 7'3" (2.82 x 2.21)

Wood panelling, laminate flooring, space for American style fridge/freezer and built in oven.

Cloakroom

6'6" x 3'2" (2.00 x 0.97)

Close coupled w.c., sink with mixer tap with storage under, extractor fan and radiator.

First Floor Landing

14'2" maximum x 10'0" maximum (4.33 maximum x 3.05 maximum)

Spacious landing offering the opportunity to create a snug/office area. Double glazed door to the:

Balcony

Overlooking the lake with railing and outside light.

Master Bedroom

15'4" x 10'11" (4.69 x 3.35)

Built in wardrobes, radiator, double glazed window to the rear overlooking the lake and upvc door onto the balcony with superb lake views.

Bedroom 2

13'7" x 9'4" (4.16 x 2.87)

Double glazed window to the front, radiator.

Bedroom 3

13'1" x 8'11" (4.01 x 2.74)

Double glazed window to the front, radiator.

Bathroom/Shower Room

9'4" x 8'2" (2.86 x 2.50)

Obscure double glazed window to the front, walk-in shower with rainhead

PROPERTY DESCRIPTION

shower, freestanding modern bath tub, sink with mixer tap and storage under, tiled splashbacks, close coupled w.c., radiator and extractor fan.

Outside

To the front of the property is a driveway with access to the garage and parking for two cars.

Storage/Former Garage

8'3" x 7'8" (2.52 x 2.36)

Electric roller door, electric sockets, partially partitioned to increase the size of the kitchen area.

Rear Garden

To the rear of the property is a garden area laid for ease of maintenance with a composite decking area and artificial lawned section providing a seating area overlooking the lake.

Tenure

The property has an annual service charge of £150.00 for the communal grounds and lake maintenance.

Description

The property is situated on the ever popular Lakeside development with the property enjoying a picturesque aspect over the communal lake to the rear.

The property offers well proportioned accommodation that briefly comprises good sized entrance hall with cloakroom, kitchen, lounge, dining room, three bedrooms and a bathroom with bath and separate shower. The property benefits from having off street parking, rear garden and balcony enjoying

superb lake views.

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

Directions

From the roundabout at Edithmead proceed towards Highbridge along the A38 and at the next roundabout continue along the A38 passing the Bristol Bridge Inn taking a left and proceed into Lakeside.

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:

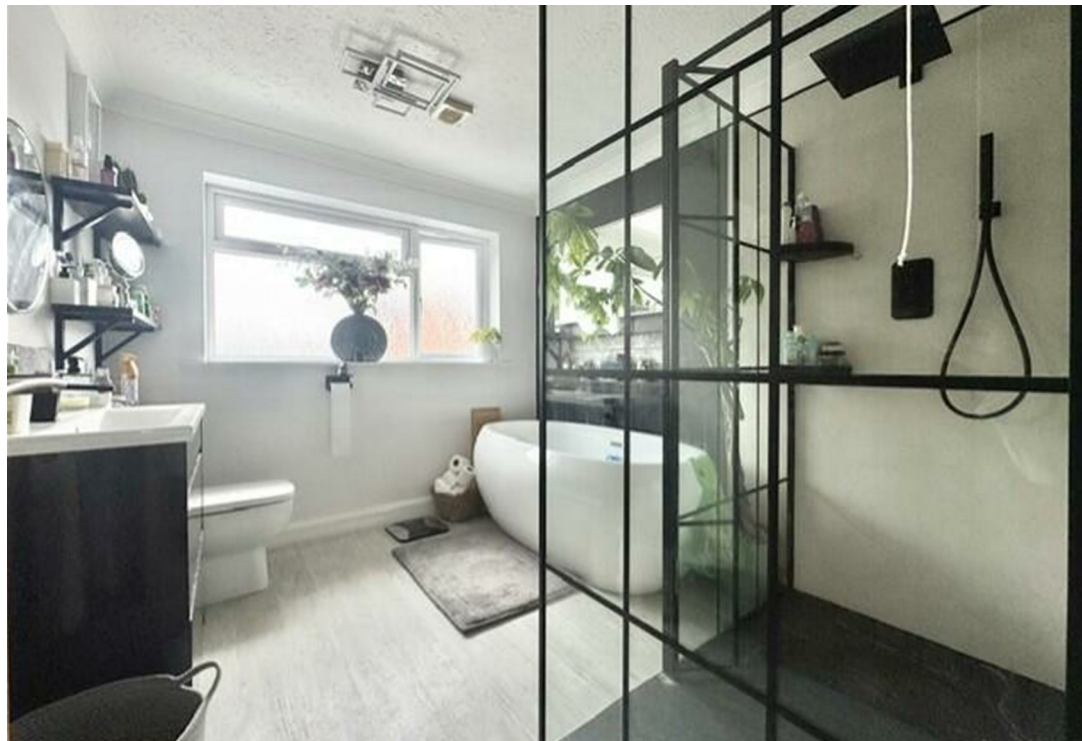
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Flood Information:

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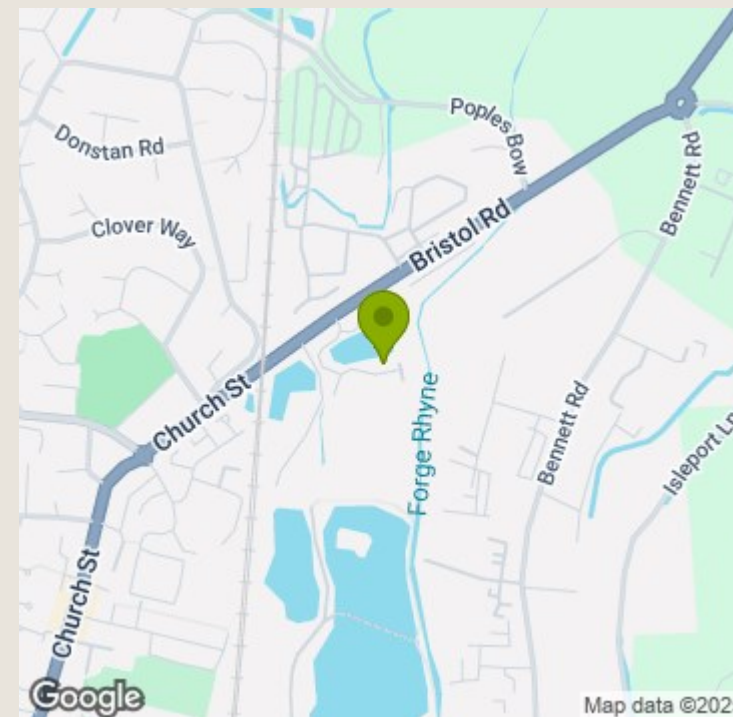








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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sales@berrymansproperties.net

IMPORTANT NOTICE

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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. Berrymans 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

