



8 New Road

Highbridge, TA9 3QE

Price £269,500





# PROPERTY DESCRIPTION

The property is an attractive end of terrace cottage style property offering well proportioned living accommodation with a mature, good size garden to the rear.

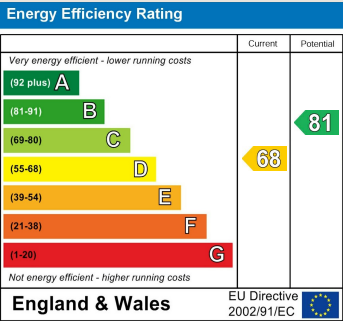
- \*End of terrace house
- \*Large lounge
- \*Hallway
- \*Kitchen/dining room with central island
- \*Bi-fold doors to the rear garden
- \*3 bedrooms
- \*Bathroom
- \*Recessed log burner
- \*Gas central heating

## Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: D



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## Accommodation (Measurements are approximate)

Character cottage built in the early 1900's

### Hallway

13'9" x 8'6" (4.2 x 2.6)

Under stair storage cupboard and stairs leading to the first floor

### Lounge

13'9" x 10'11" (4.2 x 3.34)

Generously sized lounge with an exposed brick wall, recessed log burner, recessed shelving to alcove and character wood beams in the ceiling

### Kitchen/dining room

23'2" x 15'11" (7.08 x 4.87)

Laminate flooring, matching wall and floor units, integrated dishwasher, bi-fold doors leading to the rear garden, floor to ceiling radiator and central island.

### Bedroom 1

8'6" x 10'7" (2.6 x 3.25)

Upvc double glazed wood effect window to the front elevation, power points a radiator.

### Bedroom 2

6'11" x 8'11" (2.11 x 2.73)

Upvc double glazed wood effect window to the rear elevation, power points and radiator.

### Bedroom 3

5'2" x 9'9" (1.6 x 2.98)

Upvc double glazed wood effect window to the front elevation, recess storage area, power points and radiator.

### Bathroom

6'10" x 6'5" (2.09 x 1.98)

W/C, pedestal wash hand basin, panelled bath, built in storage cupboard housing the combi boiler supplying domestic hot water and radiators and Upvc double glazed wood effect window to the rear.

### Outside

The property has a low maintenance front garden with lay-by parking to the front. To the rear the property is mostly lawn and patio.

### Description

A charming 3 bedroom end of terrace house full of character and modern aspects with a lounge with recessed log burner and feature wood beams in the ceiling, large kitchen/dining room with an integrated dishwasher, wall and floor units, central island unit and bi-fold doors to the generously sized mature rear garden. Upvc double glazed wood effect windows and gas central heating.

### Directions

From the centre of Burnham follow the signs to Highbridge and West Huntspill, continue on Main Road until you reach 'West Huntspill Primary Academy' on the left, take an immediate left turn onto New Road where the proepryt an be found on the left hand side.

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## Material information

Additional information not previously mentioned

- Mains electric, gas and water
- Water 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:

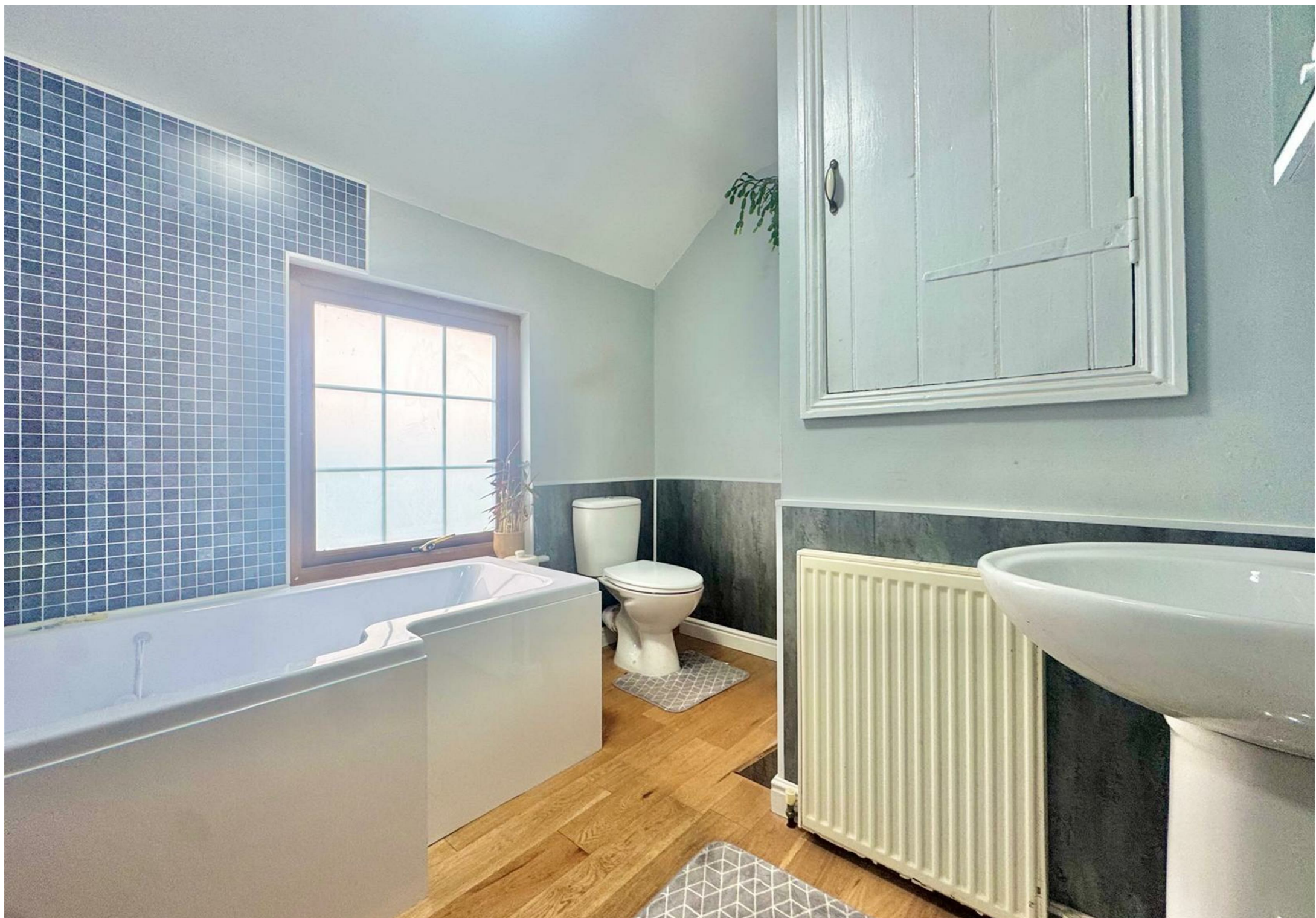
[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[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)





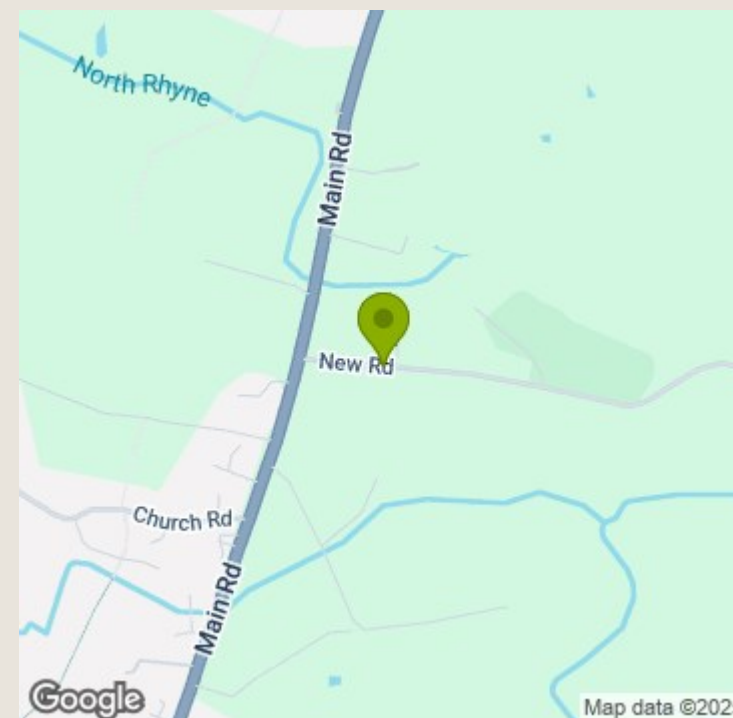












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**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.
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

