



28 Fairford Road

Highbridge, TA9 3JL

Price £290,000



# PROPERTY DESCRIPTION

An attractive two/three bedroom detached bungalow situated in a prime plot in a sought after residential location close to Highbridge town centre and benefits from having flexible living accommodation, gas central heating with recently installed boiler, upgraded electrical consumer unit with modern upvc double glazed windows.

Must be seen to be fully appreciated.

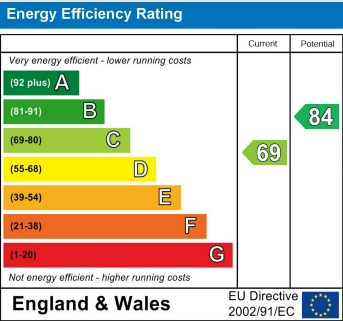
Entrance hall\* lounge\* kitchen\* dining room/Bedroom 3\* two further bedrooms\* bathroom\* separate w.c.\* conservatory\* garage\* parking and gardens.

## Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Two upvc double glazed obscured doors to the:

### Entrance Porch

Further upvc double glazed obscured door to the:

### Entrance Hall

Access to roof space with ladder. Storage cupboard.

### Lounge

15'6" x 10'6" (4.74 x 3.22)

Feature fireplace, high level upvc double glazed window to the side. Upvc double glazed patio doors opening to the front garden.

### Kitchen

11'7" x 7'8" (3.54 x 2.36)

Fitted with a range of wall and floor units to incorporate one and a half bowl drainer sink unit, plumbing for automatic washing machine, space for fridge/freezer, upvc double glazed window to the front.

### Dining Room/Bedroom 3

8'7" x 8'6" (2.63 x 2.60)

Sliding patio door to the:

### Conservatory

9'7" x 6'8" (2.93 x 2.05)

Of upvc double glazed construction with two upvc double glazed French doors opening to outside.

### Bedroom 1

11'8" x 9'7" (3.57 x 2.93)

Upvc double glazed window to the rear.

### Bedroom 2

11'8" x 8'7" (3.58 x 2.63)

Upvc double glazed window to the rear.

### Bathroom

5'3" x 5'1" (1.61 x 1.56)

Comprising panelled bath with mixer tap and shower attachment and screen. Pedestal wash hand basin and upvc double glazed obscured window to the side.

### Separate WC

Close coupled w.c. and upvc double glazed obscured window to the side.

### Outside

To the front of the property is a boundary hedge which opens to the left hand side to the driveway offering off street parking for one/two vehicles which in turn leads to the:

### Garage

16'8" x 9'0" (5.10 x 2.75)

With up and over door. Light and power.

Wall mounted gas combination boiler supplying domestic hot water and radiator. Electrical consumer unit.

# PROPERTY DESCRIPTION

The front garden is laid principally to lawn. Side gate gives access to a wide pedestrian access path to the:

## Rear Garden

55 x 35 (16.76m x 10.67m)

Two garden sheds, greenhouse, rear corner decking area, patio area.

Outside tap and outside light.

## Description

This attractive ever popular design of detached bungalow is situated in a prime plot in a sought after residential location close to local amenities.

The property briefly comprises entrance porch, entrance hall, good size lounge, well appointed kitchen, three bedrooms with one currently used as a dining room with conservatory off. There is also a bathroom and separate w.c.

The property benefits from gas central heating with modern combination boiler, upgraded electrical consumer unit, modern upvc double glazed windows, garage, off street parking which could be further extended should it be required and a good size enclosed garden to the rear that enjoys a good degree of privacy.

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

## Directions

Proceed along the Burnham/Highbridge Road to the junction with the A38 (Church Street) in Highbridge. At the roundabout take a left turn and continue taking the next left into Worston Road and next left into Fairford Road. Proceed down Fairford Road and the property will be found towards the end of the road on the right 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)

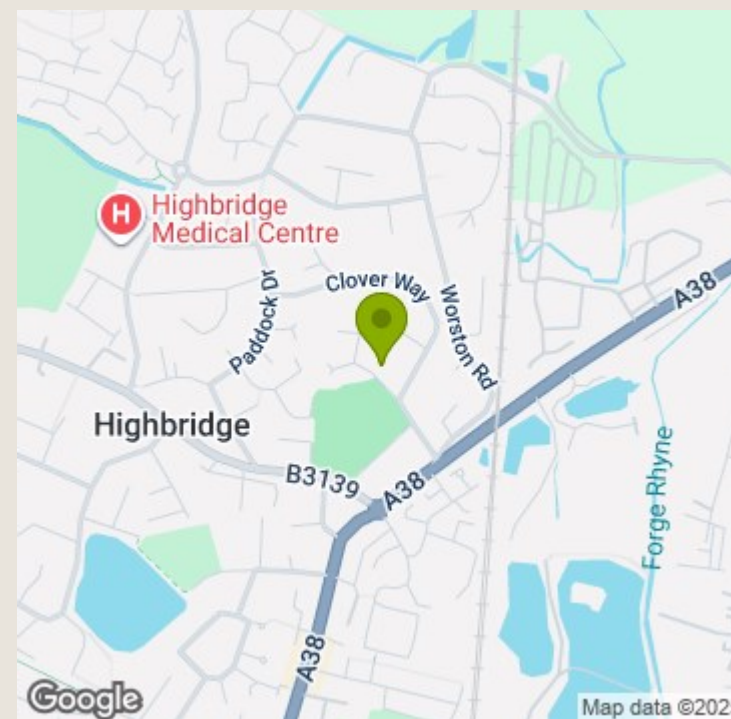








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as 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

**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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