



2 The Paddock Alstone Road

Highbridge, TA9 3DG

Price £250,000



PROPERTY DESCRIPTION

A modern three bedroom terraced house located in a semi rural location on the outskirts of the town with the benefit of a good size rear garden, garage and parking.

Entrance hall* cloakroom* lounge* kitchen/dining room* three bedrooms* master en suite shower room* family bathroom* upvc double glazed windows* gas central heating* garage* off street parking and good sized enclosed garden.

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		
EU Directive 2002/91/EC		
England & Wales		



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Obscure upvc double glazed door to the:

Entrance Hall

14'2" x 6'1" (4.34 x 1.86)

Stairs rising to the first floor, radiator, telephone point, central heating thermostat control.

Cloakroom

5'0" x 2'7" (1.54m x 0.81m)

Comprising close coupled w.c., pedestal wash hand basin, tiled splashback, extractor fan. Radiator and laminate flooring.

Lounge

14'1" x 9'3" (4.31m x 2.82m)

With upvc double glazed box bow window to the front, radiator, herringbone style flooring, feature panelled walls, built in storage and television point.

Kitchen/Dining Room

16'2" x 10'4" (4.93m x 3.15m)

Fitted with an attractive range of wall and floor units to incorporate inset one and a half bowl drainer sink unit, integrated electric oven, gas hob with extractor hood over, plumbing for washing machine and dishwasher, space for fridge/freezer, cupboard housing the gas boiler supplying domestic hot water and radiator. Upvc double glazed window to rear and upvc double glazed French doors opening to the rear garden. Laminate flooring and inset spotlights.

First Floor Landing

8'8" maximum x 6'5" maximum (2.66 maximum x 1.96 maximum)

Access to large roof space, airing cupboard.

Bedroom 1

11'2" x 8'11" (3.42m x 2.72m)

Upvc double glazed window to front, television point. Radiator. Door to the:

En Suite Shower Room

5'6" x 3'7" (1.68 x 1.11)

Double width shower enclosure, close coupled w.c., pedestal wash hand basin, extractor fan, shaver point, ladder style heated towel rail, recessed spotlights. Laminate flooring.

Bedroom 2

13'5" maximum x 9'1" maximum (4.10 maximum x 2.78 maximum)

Upvc double glazed window to rear. Radiator.

Bedroom 3

9'0" maximum x 6'2" maximum (2.75 maximum x 1.90 maximum)

Upvc double glazed window to rear, radiator.

Bathroom

8'2" x 6'2" (2.50m x 1.90m)

White suite comprising panelled bath with mixer tap and shower attachment, close coupled w.c., pedestal wash hand basin. Ladder style heated towel rail, shaver point, extractor fan, recessed spotlights, upvc double glazed obscured window. Vinyl flooring.

Outside

To the front of the property is a wooden boundary fence with wooden gate giving access to the good sized front garden laid mainly to lawn with mature borders containing shrubs and bushes.

PROPERTY DESCRIPTION

Pathway give access to the front door.

Rear Garden

Good sized patio area, good sized lawn area and pathway leading to the rear of the garden.

Access between No.3 and No.4 The Paddock is a shared driveway leading to parking compound to the rear of the property with a :

Garage

16'6 x 11'1 (5.03m x 3.38m)

With up and over door. Personal access door to the rear garden and eaves storage. Light and power.

Description

This attractive modern property offers well appointed living accommodation that briefly comprises of good sized entrance hall with cloakroom, lounge, well appointed kitchen/dining room with three bedrooms, the master having an en suite shower room and a family bathroom. With the benefit of gas central heating and upvc double glazed windows, attractive enclosed garden to the rear, garage and off street parking an early application to view is strongly recommended by the vendors selling agents.

Directions

From the M5 (junction 22) at Edithmead, take the first exit towards Highbridge (A38) At the next roundabout, take the third exit and continue on the A38 over the railway bridge into Highbridge. At the roundabout by ASDA, take the second exit onto Church Street and at the mini roundabout continue

straight across onto Huntspill Road. At the next roundabout, take the fourth exit into Alstone Road where the property can be found 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

checker.ofcom.org.uk/en-gb/broadband-coverage

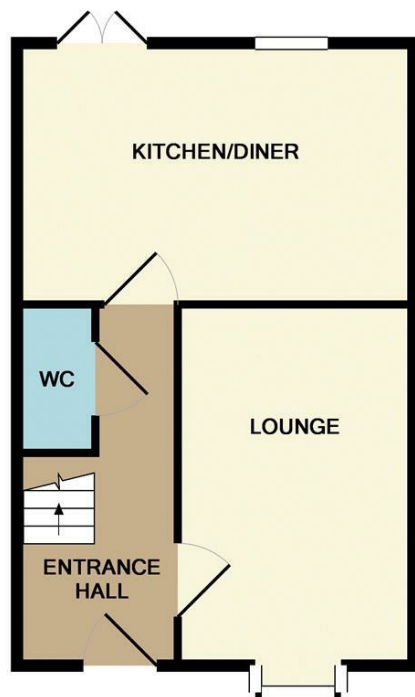
Flood Information:

flood-map-for-planning.service.gov.uk/location

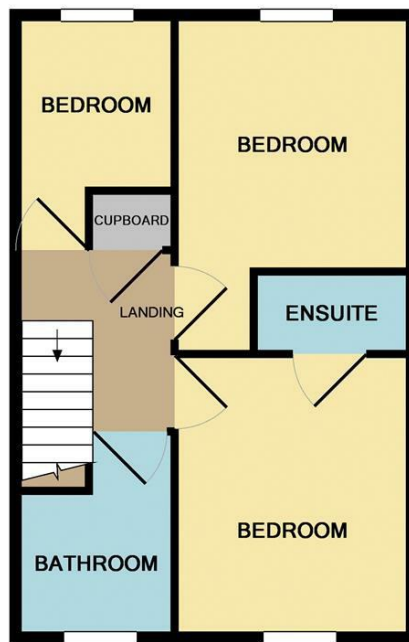






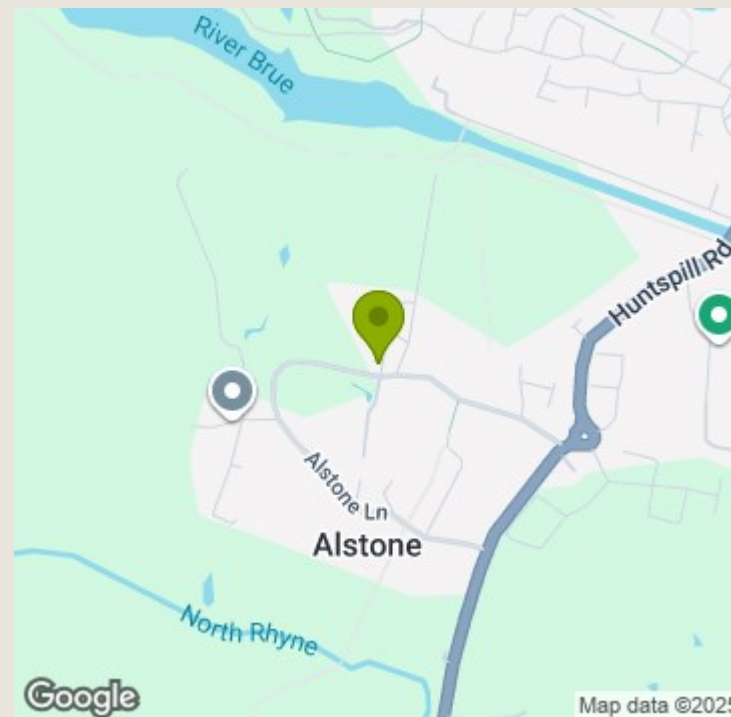


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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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.
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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

