



10 Southwell Crescent

Highbridge, TA9 3BN

Price £185,995





# PROPERTY DESCRIPTION

A deceptively sized two bedroom end of terrace house siding onto well maintained open space set in a convenient location close to local amenities with the benefit of recently installed gas central heating.

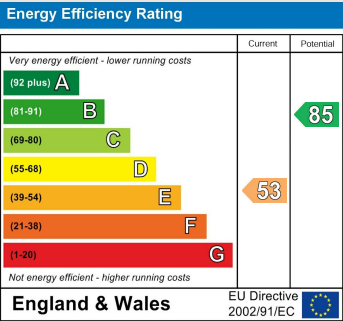
Entrance hall\* lounge\* well appointed kitchen/dining room\* two double bedrooms\* shower room\* separate w.c.\* gas central heating\* double glazed windows\* enclosed garden to the rear.

## Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: E



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Double glazed obscured door to the:

### Entrance Hall

With stairs rising to the first floor with understair recess.

Large storage cupboard and cloaks recess.

### Lounge

12'2" x 10'5" (3.71 x 3.19 )

Television point and double glazed window to the rear.

### Kitchen

10'5" x 5'3" plus recess (3.20 x 1.62 plus recess )

Fitted with a modern range of wall and floor units to incorporate electric oven, hob and extractor hood, single sink drainer unit, plumbing for automatic washing machine, recess for fridge/freezer, pantry, tiled floor and double glazed window to the front.

Archway through to the:

### Dining Room

10'2" x 8'2" (3.10 x 2.51 )

Double glazed patio doors leading out to the rear garden.

### First Floor Landing

Cupboard housing the gas combination boiler. Access to roof space.

### Bedroom 1

15'7" x 10'9" (4.75 x 3.30 )

Built in cupboard and double glazed window to the rear.

### Bedroom 2

12'5" x 8'3" (3.81 x 2.52 )

Upvc double glazed window to the rear.

### Shower Room

5'2" x 5'0" (1.58 x 1.54 )

Large shower enclosure, vanity wash hand basin with cupboards below, low maintenance walling and double glazed obscured window to the front.

### Separate WC

Close coupled w.c. and double glazed obscured window.

### Outside

To the front of the property is an open plan garden laid principally to lawn.

To the rear of the property is:

### Enclosed Garden

With patio area, decking area, lawn area and rear pedestrian access.

### Description

This deceptively sized end of terrace house briefly comprises good sized entrance hall, lounge, well appointed kitchen with dining room off and two double bedrooms, shower room and separate w.c. to the first floor.

# PROPERTY DESCRIPTION

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

## Directions

From the M5 junction 22 roundabout proceed north along A38 signposted Highbridge. Proceed into the town centre crossing two roundabouts and at the third roundabout take a left turn into Market Street. Proceed down Market Street taking a left into Southwell Crescent. Proceed to the end of the cul-de-sac where the property will be found in the far left hand corner.

## 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)







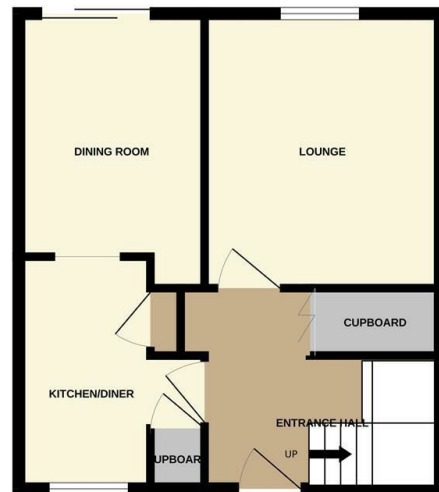




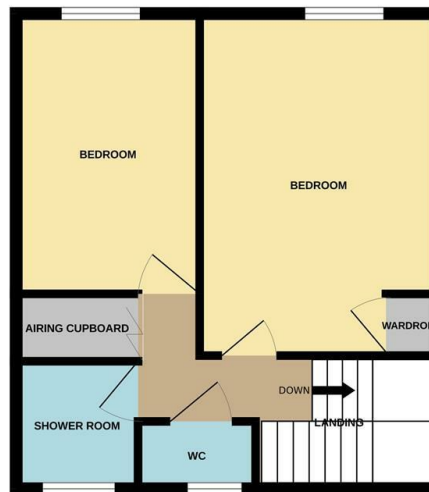




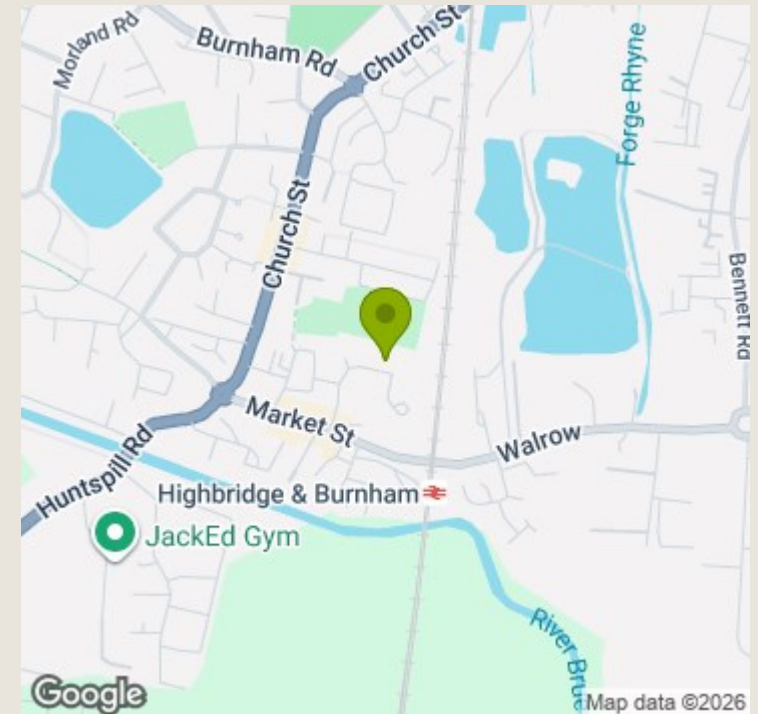
GROUND FLOOR



1ST FLOOR



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

**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

