



6A Fairford Road

Highbridge, TA9 3JJ

Price £205,000





# PROPERTY DESCRIPTION

A modern and well-presented two-bedroom semi-detached home, offering off-road parking and a generous private rear garden designed for low-maintenance living.

Entrance hall\* lounge\* kitchen\* first floor landing\* two bedrooms\* bathroom\* upvc double glazing\* gas central heating\* parking and gardens.

## Local Authority

Somerset Council Council Tax Band: B

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		
England & Wales		
EU Directive 2002/91/EC		



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## Accommodation (Measurements are approximate)

Upvc double glazed obscured door to the:

### Entrance Hall

5'3" x 3'10" (1.62 x 1.17)

Stairs leading to the first floor.

### Lounge

17'1" x 7'5" (5.22 x 2.28)

Double glazed window to the front, radiator and door to the kitchen.

### Kitchen

11'8" x 7'10" (3.58 x 2.41)

Double glazed window to the rear, matching wall and floor units with stainless steel handles and contrasting worktops over. Space for electric cooker, extractor fan and space and plumbing for washing machine. Space for fridge/freezer. Upvc double glazed obscured door to the rear garden.

### First Floor Landing

6'2" x 2'7" (1.89 x 0.80)

### Bedroom 1

14'0" maximum x 11'2" maximum (4.28 maximum x 3.41 maximum)

Two double glazed windows to the front, radiator. Built in storage and loft access.

### Bedroom 2

10'9" x 6'5" (3.30 x 1.97)

Double glazed window to the rear, radiator.

## Bathroom

7'8" x 5'1" (2.34 x 1.55)

Obscure double glazed window to the rear, extractor fan and white suite comprising panelled bath with shower over, wash hand basin with mixer tap and close coupled w.c. Radiator, vinyl flooring.

## Outside

To the front of the property is a low brick boundary wall with access to the front garden area which is laid for ease of maintenance with pathway leading to the front door.

To the side of the property is access to the parking for two cars.

## Rear Garden

Fenced boundary with side gate. Decking and lawn area. Outside tap.

## Description

The property features two well-proportioned bedrooms and a contemporary family bathroom, making it ideal for first-time buyers, professionals, or investors alike.

Conveniently located close to local amenities, the home is perfectly positioned for commuters, with excellent transport links including easy access to the M5 motorway and a train station less than a mile away.

This attractive home combines modern living with practicality in a highly accessible location.

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## Directions

From Burnham-on-Sea town centre proceed along the Highbridge Road which becomes Burnham Road. Continue to the A38 roundabout taking a left onto Church Street (A38). Continue along the road and just before the railway bridge take a left into Worston Road. Take the next immediate left into Fairford Road. Proceed down Fairford Road where the property will 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](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)

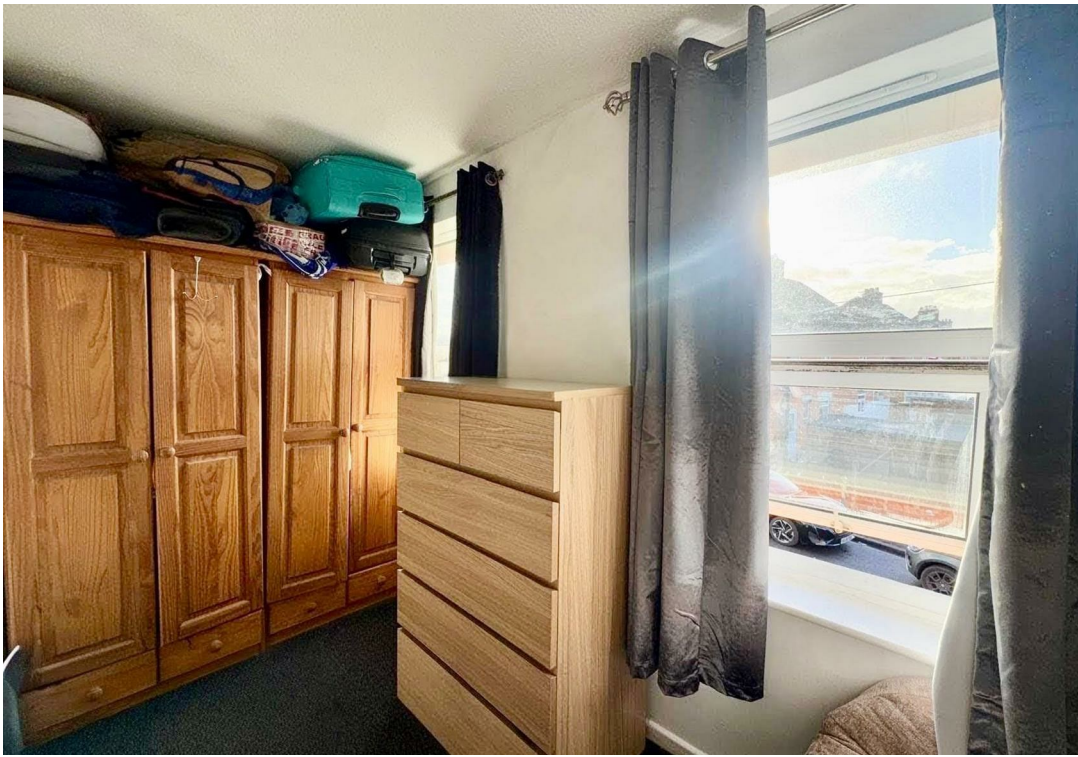
Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)







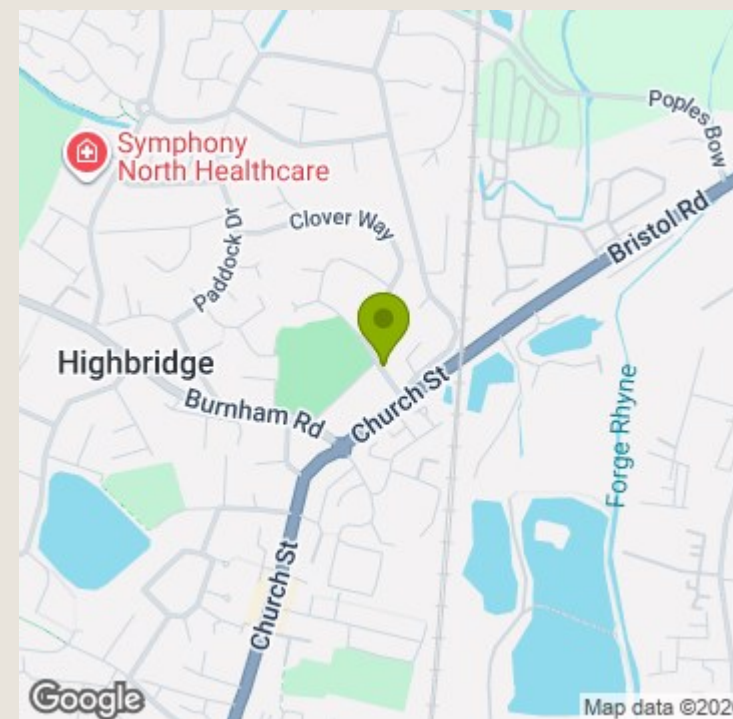








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

