



28 Adams Close

Highbridge, TA9 3DX

Price £280,000



# PROPERTY DESCRIPTION

An upgraded and improved three bedroom semi detached bungalow situated in a highly sought after cul-de-sac location close to local amenities.

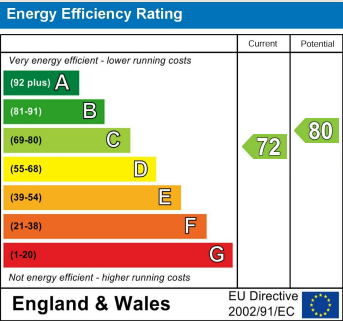
Entrance porch\* entrance hall\* lounge\* upgraded kitchen\* large conservatory\* three bedrooms\* shower room\* gardens to the front and rear\* block pavier driveway offering off street parking for two to three vehicles\* garage\* upvc double glazing\* gas central heating\* offered in good decorative order. Must be seen.

## Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Upvc double glazed door to the:

### Entrance Porch

Further upvc double glazed door to:

### Entrance Hall

Cupboard housing the gas combination boiler supplying domestic hot water and radiators. Access to roof space.

### Lounge

12'9" x 9'7" (3.91 x 2.94)

Upvc double glazed patio doors opening to the conservatory.

### Kitchen

8'11" x 8'0" (2.74 x 2.46)

Fitted with an attractive range of wall and floor units to incorporate integrated electric oven, microwave, gas hob with extractor hood over, integrated fridge/freezer, integrated washing machine, double bowl drainer sink unit, tiled floor, upvc double glazed window to the side and upvc double glazed door to the conservatory.

### Conservatory

20'4" x 9'10" (6.21 x 3.02)

Part block and part upvc double glazed construction with tiled floor, wall light points and two upvc double glazed French doors opening to the rear garden.

### Bedroom 1

14'4" x 11'10" (4.37 x 3.61)

Upvc double glazed window to the front.

### Bedroom 2

11'1" x 7'6" (3.38 x 2.31)

Upvc double glazed window to the front.

### Bedroom 3

7'8" x 6'1" (2.34 x 1.86)

Upvc double glazed window to the side.

### Shower Room

7'2" x 4'5" (2.19 x 1.37)

Comprising large shower cubicle with rainhead shower, close coupled w.c. with concealed cistern, vanity wash hand basin with cupboards below, tiled floor, stainless steel heated towel rail, extractor fan and upvc double glazed obscured window to the side.

### Outside

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

To the left hand side of the property is a block pavier driveway offering off street parking for two to three vehicles leading to the:

### Garage

With up and over door, light and power. Upvc double glazed personal access door to the rear garden.

# PROPERTY DESCRIPTION

Side gate gives access to:

## Rear Garden

Enclosed with lawn area with good size patio area, borders containing shrubs and bushes, greenhouse and summerhouse.

## Description

This attractive semi detached bungalow is offered in excellent decorative order throughout and has been upgraded and improved to offer well planned, beautifully appointed living accommodation that briefly comprises entrance porch, entrance hall, lounge, well appointed kitchen, large conservatory that runs the whole width of the rear of the property, three bedrooms and well appointed shower room.

The property benefits from upvc double glazed window, gas central heating, garage, off street parking and gardens to the front and rear.

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

## Directions

From Burnham-on-Sea proceed through Highbridge into the village of West Huntspill taking a right turn into Alstone Lane. Proceed down Alstone Lane turning right into Adams Close. Proceed down Adams Close turning right at the end of the cul-de-sac and the property will be found on the left hand side.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered or not. Must state.
- 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)

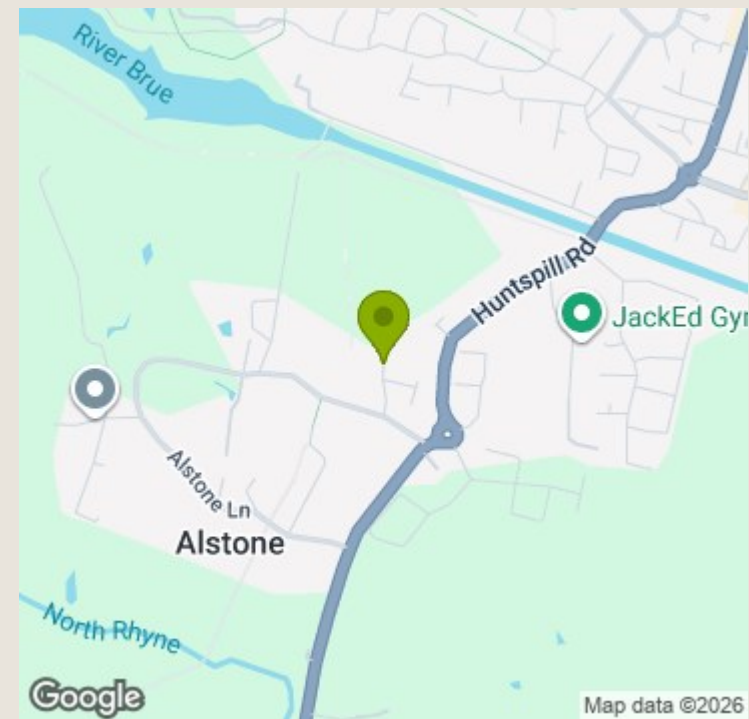
Flood Information:

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









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

