



Ground Floor Flat 164 Burnham Road

Highbridge, TA9 3EH

Price £139,950



PROPERTY DESCRIPTION

A converted 2 bedroom ground floor flat with a good sized enclosed rear garden and garage. Situated in a convenient location close to local amenities.

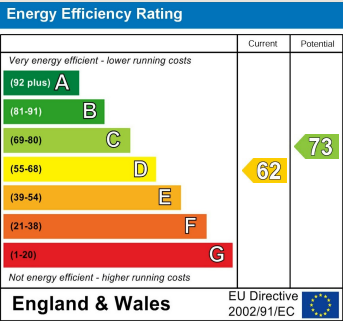
*Communal entrance hall *Entrance hall *Lounge *Well appointed kitchen *Double bedroom *Secondary bedroom with utility/dressing room off *Shower room * Gas central heating *Upvc double glazed windows *Good sized enclosed garden to the rear *Garage *Excellent decorative order * Must be seen

Local Authority

Somerset Council Council Tax Band: A

Tenure: Freehold

EPC Rating: D



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Accommodation (measurements are approx)

Upvc double glazed door to the communal entrance hall, further part glazed door to:

Entrance hall

Storage cupboard

Lounge

11'3" x 9'1" (3.43 x 2.77)

Bi-fold doors opening to utility/dressing room

Kitchen

8'11" x 6'11" (2.72 x 2.13)

Fitted with a range of modern range of wall and floor units to incorporate the single sink drainer unit, incorporated oven and hob, space for fridge/freezer, plumbing for dishwasher, Upvc double glazed window to the rear, Upvc double glazed obscured door to the rear garden

Utility/dressing room

11'8" x 5'4" (3.58 x 1.65)

Plumbing for an automatic washing machine, space for tumble dryer and also space for large wardrobe

Bedroom 1

12'11" x 14'4" (3.94 x 4.37)

Upvc double glazed window to the front and picture rail

Bedroom 2

12'0" x 9'3" (3.66 x 2.84)

Two wooden glazed doors opening to the utility/dressing room

Shower room

6'5" x 4'0" (1.98 x 1.22)

Fitted with shower enclosure with rain-head handheld shower and water jets, closed coupled w/c, pedestal wash hand basin, extractor fan and recently installed gas combination boiler supplying hot water and radiators. Upvc double glazed obscured window to the rear.

Outside

To the front of the property is a boundary wall with gate and pathway leading to the front door and a garden are laid for ease of maintenance. To the rear of the property is an attractive enclosed garden area measuring approximately 50ft in length with a lawn area, patio area and summer house. The pathway to the right hand side of the property leads to the pedestrian access gate and also leads to the detached garage (6.27 x 2.78) with up and over door, power/lights and personal access door into the rear garden.

Description

An attractive flat that occupies the whole ground floor in this older style terraced house. This highly flexible living accommodation which currently comprises of a communal entrance hall with a door opening to the entrance hall, lounge, two bedrooms (one having a utility/dressing room off), well appointed kitchen and shower room. The property benefits from

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owning the freehold of the building and has gas central heating, upvc double glazed windows, good sized enclosed garden to the rear and garage. Offered in excellent decorative order throughout, an early application to view is strongly recommended by the vendors selling agent.

Directions

From the roundabout to the junction on Love Lane and Oxford Street beside the Esso service station, proceed along Oxford Street which joins Highbridge Road, proceed to the roundabout to the junction with Marine Drive where the property will be found a little further along on the right hand side.

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

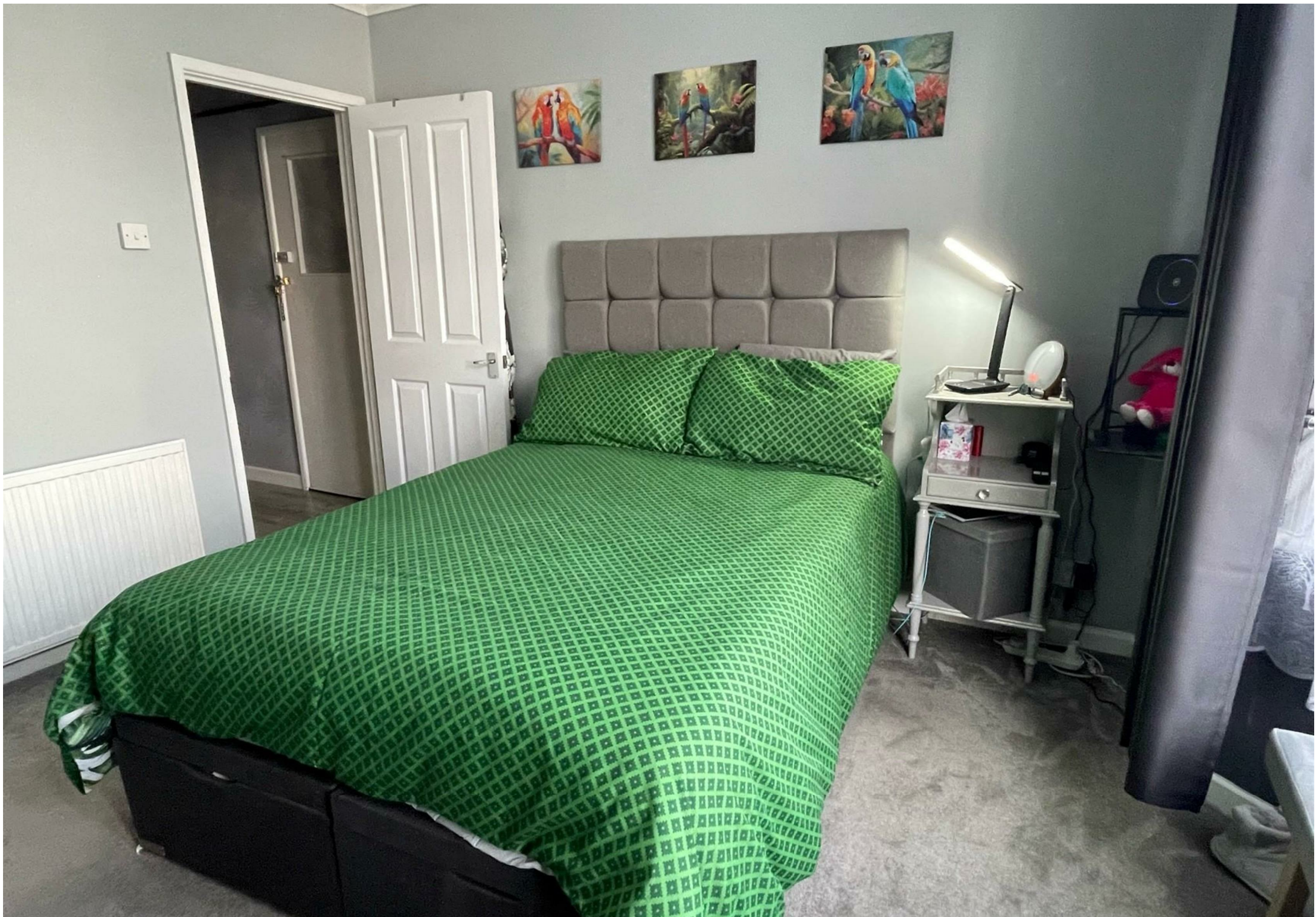
Ofcom checkers below:

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

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

Flood Information:

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

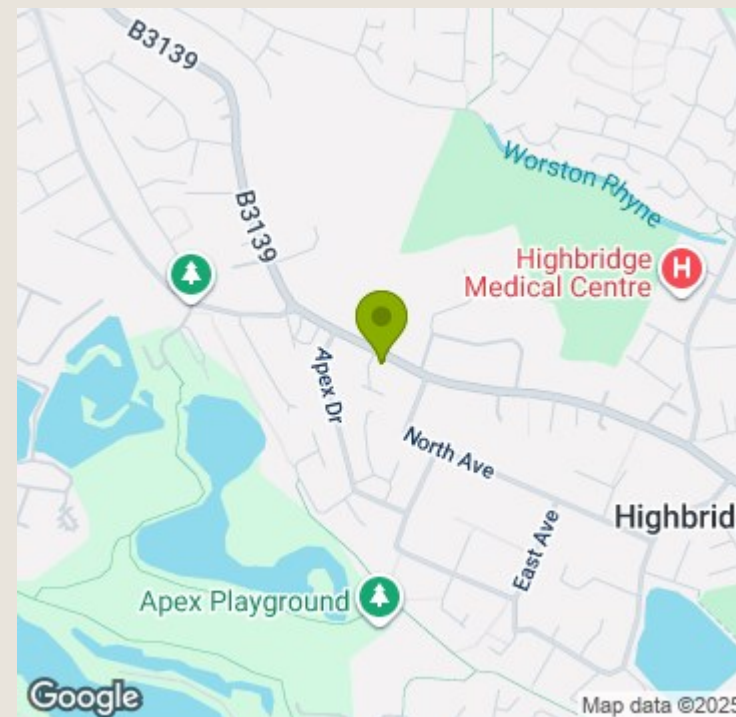








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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

