

# LAUREL & WYLDE

E S T A T E   A G E N T S



## 50 Alstone Road, Highbridge, TA9 3DT £220,000

\*\*\* FABULOUS, EXTENDED, END TERRACE VICTORIAN HOME \*\*\* OFF STREET PARKING WITH FURTHER ON STREET PARKING IN FRONT \*\*\* PAVED REAR GARDEN FOR LOW MAINTENANCE, WITH LOG STORE AND WORKSHOP \*\*\* LOVELY, EXTENDED KITCHEN / BREAKFAST ROOM WITH LARGE STORAGE AREA TO THE FAR END \*\*\* 22FT LIVING / FAMILY ROOM \*\*\* TWO DOUBLE BEDROOMS \*\*\* FAMILY BATHROOM WITH A SHOWER \*\*\* NO ONWARD CHAIN \*\*\*

### **Entrance Hall**

Accessed through an obscure double glazed composite door, with a uPVC double glazed panel over, ceiling light, radiator, stairs leading to the first floor landing, engineered wooden flooring, opening to;

### **Living / Family Room**

A fab size front to back room with a uPVC double glazed window to the front and an original wooden glazed Sash window into the kitchen / breakfast room, along with an opening. There are ceiling lights, two radiators, engineered wooden flooring and a feature cast iron log burner.

### **Kitchen / Family Room**

A lovely addition to the property, and arguably the main selling point of the property. UPVC double glazed windows to the side, uPVC. Double glazed French Doors leading to the rear garden, two large wooden double glazed Velux roof-lights, tiled flooring, chrome heated towel rail, radiator and a very spacious recessed, walk in storage area. (Could be made into a little office area). The kitchen has been fitted with a range of base and eye level units with wooden square edge work-surfaces, inset one bowl stainless steel sink with an adjacent drainer and mixer tap, integrated NEFF double oven, gas 5-ring hob and extractor hood over, integrated dishwasher & washing machine. The breakfast bar area provides seating space for at least two people.

### **First Floor Landing**

A spacious, galleried landing area with a ceiling light and a loft hatch giving access to the roof space.

### **Master Bedroom**

A spacious front aspect room with two uPVC double glazed windows, ceiling lights, radiator, two built in wardrobes.

### **Bedroom Two**

A rear aspect room with a uPVC double glazed window, ceiling light, radiator and built in wardrobes (currently housing the gas fired boiler system).

### **Family Bathroom**

A rear aspect room with a an obscure uPVC double glazed window, wall lights, wood effect vinyl flooring, chrome heated towel rail, low level WC, pedestal wash hand basin with a chrome mixer tap, panel enclosed bath with a chrome mixer tap and a glazed and tiled shower enclosure with an over-head mains shower system.

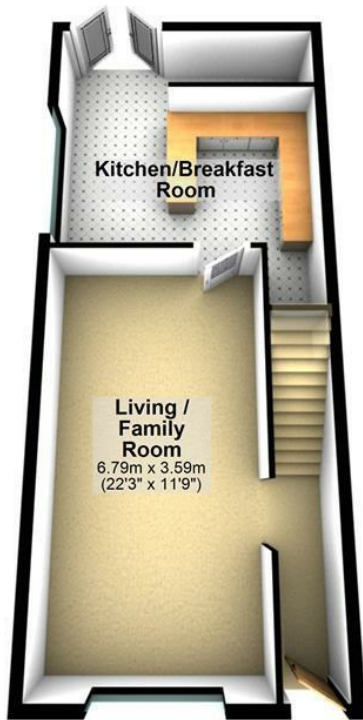
### **Outside**

To the front of the property there is off street parking for one car, there is also further on street parking beside. Pedestrian walkway to the rear garden which has been laid to patio / paving for low maintenance, there is a useful log store along with a larger, enclosed store / workshop.



### Ground Floor

Approx. 58.1 sq. metres (625.6 sq. feet)



### First Floor

Approx. 39.3 sq. metres (422.6 sq. feet)



Total area: approx. 97.4 sq. metres (1048.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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