



34 North Avenue

Highbridge, TA9 3EW

Asking Price £250,000



# PROPERTY DESCRIPTION

An opportunity to purchase a well proportioned 3 bedroom end of terrace house set in a good size plot with parking for numerous vehicles and a good size enclosed garden to the rear. Must be seen to be fully appreciated.

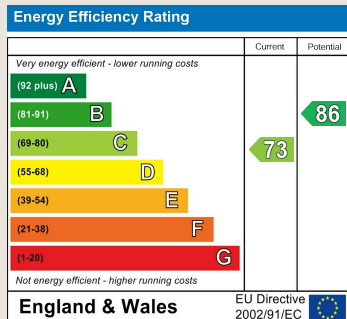
\*Entrance Hall \*Lounge \*Kitchen/Dining Room \*First Floor Landing \*Three Bedrooms \*Family Bathroom \*Off Street Parking For Numerous Vehicles \*Good Size Enclosed Garden To Rear \* Must Be Seen

## Local Authority

Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating: C



# PROPERTY DESCRIPTION

## Accommodation (measurements are approx)

Upvc obscured double glazed door to:

### Entrance hall

Stairs rising to first floor, under stair storage cupboard and Upvc double glazed window to side.

### Lounge

11'8" x 12'7" extending to 15'10" (3.56 x 3.85 extending to 4.83)

Into Upvc double glazed bay window to front.

### Kitchen/Dining Room

#### Kitchen Area

9'4" x 8'5" (2.86 x 2.58)

Fitted with a range of wall and floor units to incorporate a single sink drainer unit, plumbing for automatic washing machine, recess for fridge/freezer, integrated oven, hob and extractor fan, Upvc double glazed window to side and rear. Wide opening to:

#### Dining Area

9'2" x 9'4" (2.80 x 2.85)

Upvc double glazed french doors opening to rear garden.

### First Floor Landing

Upvc double glazed window to side and loft access.

### Bedroom 1

12'8" x 9'6" plus door recess (3.88 x 2.92 plus door recess)

Upvc double glazed window to front.

### Bedroom 2

7'2" x 9'8" (2.2 x 2.96)

Upvc double glazed window to rear.

### Bedroom 3

9'8" maximum x 7'6" maximum (2.96 maximum x 2.30 maximum)

Double fronted storage cupboard and Upvc double glazed window to front

### Bathroom

6'1" x 5'1" (1.86 x 1.55)

Comprising of a panelled bath with mixer tap and shower attachment, close coupled w/c, pedestal wash hand basin, extractor fan, stainless steel heated towel rail and Upvc double glazed obscured window to rear.

### Outside

To the front of the property is the boundary fence opening to an area laid to stone which extends to a maximum of approximately 45ft in depth, offering off street parking for numerous vehicles. The side gate gives access to the rear garden which is approximately 75ft in length with two sheds, good size lawn area and an area laid to stone. The garden is a particular feature of the property that makes a full inspection essential.

### Description

The property is a deceptively sized 3 bedroom end of terraced house briefly comprising of an entrance hall, lounge, kitchen/diner, first floor landing, 3 bedrooms and a family bathroom. The property benefits from having a modern kitchen and bathroom, has Upvc double glazed windows,

# PROPERTY DESCRIPTION

off street parking to the front of the property for numerous vehicles, and a good sized enclosed garden to rear. The property is located in a sought after location close to local amenities. An early application to view is strongly recommended by the vendors selling agents.

## Directions

At the roundabout with junction for Love Lane and Oxford Street beside the Esso Service Station proceed towards Highbridge along the Burnham/Highbridge Road, passing the mini roundabout with the junction with Marine Drive and take the 2nd Right into North Avenue, proceed down North Avenue bearing sharp left where the property can be found a little further along on the left 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

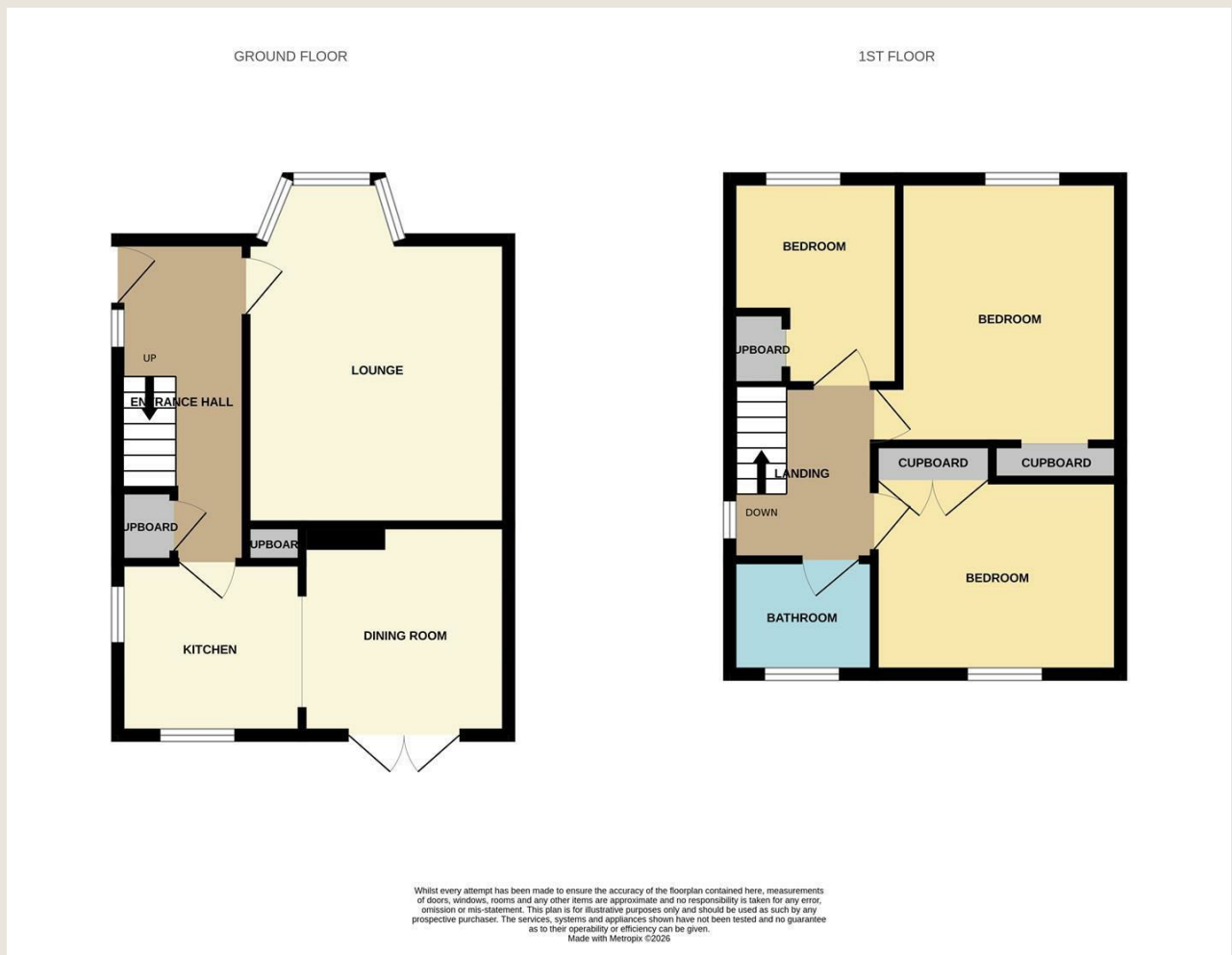
Flood Information:

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

