



12 Stiling Close

Highbridge, TA9 3LT

Price £219,950



PROPERTY DESCRIPTION

A well presented, two double bedroom, end of terrace house, situated in a cul de sac location with close proximity of local amenities.

Entrance porch* Entrance hall* Lounge* Kitchen/diner* Rear porch/lean to* First floor landing* Two double bedrooms* Shower room* Double glazing* Electric heating* Enclosed gardens to the front and rear* Owned solar panels*

Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: F



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			70
(39-54) E			
(21-38) F		37	
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed obscured door to the:

Entrance Porch

7'2" x 2'4" (2.20 x 0.72)

Of upvc double glazed construction. Further upvc double glazed door to the:

Entrance Hall

Stairs rising to the first floor with useful understair storage cupboard. Upvc double glazed window to the front.

Lounge

13'8" x 10'10" (4.18 x 3.31)

Television point, upvc double glazed window to the front and electric wall heater.

Kitchen/Diner

17'5" x 7'6" (5.32 x 2.29)

Re-fitted with an extensive range of wall and floor units to incorporate single sink drainer unit, plumbing for automatic washing machine, electric cooker point, two upvc double glazed windows to the rear and upvc double glazed door to the rear porch/lean to. Shelved larder cupboard and wall mounted electric heater.

Rear Porch/Lean to

15'5" x 8'1" maximum (4.70 x 2.48 maximum)

Useful storage cupboard. Double glazed sliding patio doors, two upvc double glazed French doors to the rear and two upvc double glazed windows.

First Floor Landing

Storage cupboard and access to roof space.

Bedroom 1

14'2" x 10'1" (4.32 x 3.08)

Upvc double glazed window to the front, over stair storage cupboard and electric wall heater.

Bedroom 2

13'0" x 8'8" plus door recess (3.97 x 2.66 plus door recess)

Upvc double glazed window to the rear and electric wall heater. Storage cupboard.

Shower Room

8'5" x 5'6" (2.57 x 1.68)

Large shower enclosure, close coupled w.c., vanity wash hand basin with cupboards below, upvc double glazed obscured window to the rear, low maintenance walls and ceiling, tiled floor.

Outside

To the front of the property is a boundary fence with gate and pathway leading to the front door.

The front garden is laid principally to lawn.

Rear Garden

Enclosed with decking area, lawn, brick built store adjoining the rear of the property, garden shed, borders containing shrubs and bushes. Fence and brick boundaries.

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Description

This attractive end of terrace house has been improved by the present vendors and benefits from having double glazing, modern electric heating, owned solar panels and enclosed gardens.

The accommodation which is presented over two floors briefly comprises; useful entrance porch, entrance hall with understairs storage, lounge with window overlooking the front garden, good-size, fitted kitchen/diner with door opening to a rear porch/lean to which can be used as a sunroom overlooking the rear garden.

To the first floor there are two generous bedrooms and a shower room.

Offered in good order throughout, an internal inspection is recommended.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station, proceed along Love Lane taking a right at the next roundabout beside Tesco onto Frank Foley Parkway. Continue to the next roundabout proceeding straight across into Pepperall Road. Take the next left into Field Way and right into Paddock Drive. Proceed down Paddock Drive turning left into Daunton Close and right into Stiling Close where the property will be found on the right hand side.

Material Information

Additional information not previously mentioned

Council Tax Band-B

EPC-F

- Mains electric and water
- Water metered
- Electric Heating
- Owned Solar Panels
- 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

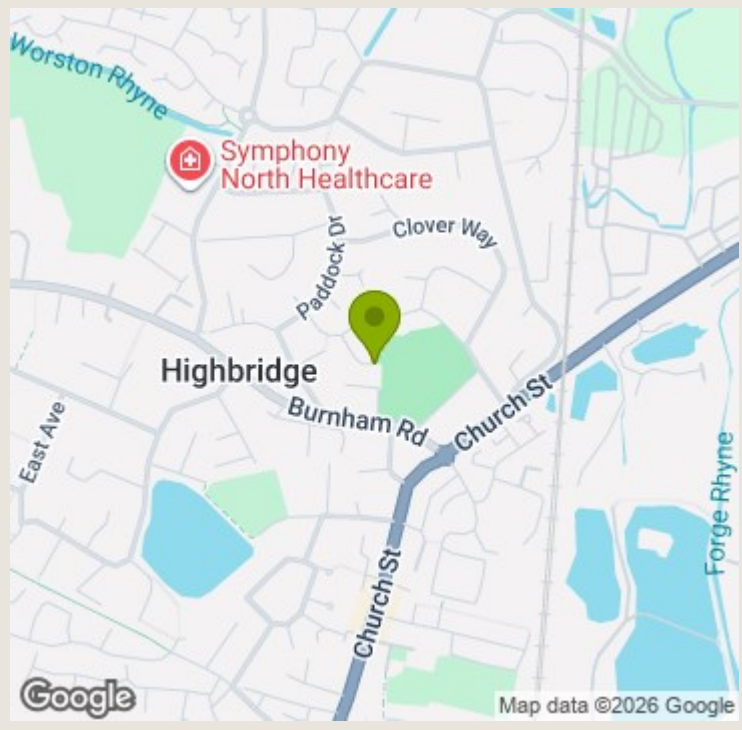
Flood Information:

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









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

