



Terrandra Cottage, 13 Worston Road

Highbridge, TA9 3JS

Price £240,000



# PROPERTY DESCRIPTION

An opportunity to purchase an attractive two double bedroom semi detached cottage style property with large garage/workshop and gated off street parking situated in a convenient location being close to local amenities.

For sale for the first time in over 40 years.

Entrance hall\* study area\* lounge\* dining room\* large kitchen/diner\* shower room\* two double bedrooms\* gas central heating\* upvc double glazing\* garage/workshop\* off street parking and enclosed courtyard style garden to the rear.

## Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Accommodation (Measurements are approximate)

Upvc double glazed obscured door to the:

### Entrance Hall

Cloaks cupboard.

### Kitchen/Diner

14'9" x 15'5" maximum reducing to 11'10" (4.51 x 4.70 maximum reducing to 3.62)

Fitted with an extensive range of wall and floor units to incorporate one and a half bowl drainer sink unit, plumbing for automatic washing machine and dishwasher, space for range style cooker with extractor hood over, space for fridge and freezer, unit underlighters, storage cupboard, tiled floor and upvc double glazed window to the eaves. Upvc double glazed door to outside and double glazed Velux window. Door to:

### Inner Hallway

Stairs rising to the first floor. Understair storage cupboard.

### Lounge

14'2" x 10'5" (4.33 x 3.20)

Feature fireplace with gas fire, built in storage cupboards, television point and upvc double glazed windows to the front and side.

### Dining Room

8'4" x 7'8" (2.55 x 2.35)

Double glazed window to the side.

### Shower Room

6'1" x 5'8" (1.86 x 1.73)

Comprising corner shower cubicle, close coupled w.c., pedestal wash hand basin, tiled walls, stainless steel heated towel rail, extractor fan and upvc double glazed obscured window to the side.

### First Floor Landing

Access to roof space.

### Bedroom 1

12'1" extending to 14'7" x 10'6" (3.69 extending to 4.45 x 3.21)

Built in storage cupboard, upvc double glazed window to the front.

### Bedroom 2

9'1" plus wardrobes x 7'8" (2.77 plus wardrobes x 2.36)

Overstair storage cupboard and upvc double glazed window to the rear.

### Outside

To the front of the property is a boundary wall with two timber five bar gates opening to a driveway offering off street parking for three to four vehicles which in turn gives access to the:

### Garage/Workshop

29'4" x 8'11" (8.95 x 2.73)

With up and over door, two windows to the side and access door to the rear garden. Light and power.

To the rear of the property is the:

# PROPERTY DESCRIPTION

## Attractive Enclosed Cottage Style Walled Garden

Laid for ease of maintenance with attractive patio, raised borders containing shrubs and bushes.

The garden affords a good degree of privacy and a sunny aspect.

Outside tap and outside light.

## Description

This attractive semi detached cottage style house offers deceptively sized living accommodation that briefly comprises entrance hall, inner hallway with study area, lounge, dining room, well appointed good size kitchen/dining room with ground floor shower room.

To the first floor there are two double bedrooms.

The property benefits from gas central heating, upvc double glazed windows, large garage/workshop, enclosed driveway with parking for three to four vehicles and enclosed sunny aspect courtyard garden to the rear.

The property is offered in excellent order throughout and must be seen to be fully appreciated.

## Directions

Proceed out of Burnham-on-Sea along Marine Drive and at the roundabout take a right turn onto Burnham Road. Proceed passing King

Alfreds School and at the next mini roundabout proceed straight across and at the junction with the A38 (Church Street) take a left turn and then left again into Worston Road. Proceed down Worston Road turning sharp left where the property will be found on the left hand side.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water not metered
- 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](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)

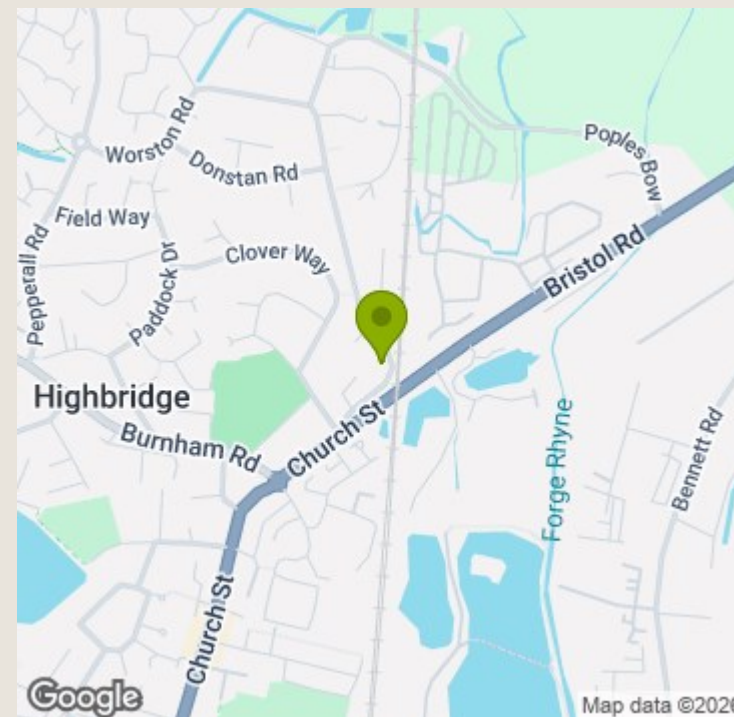
Flood Information:

[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.
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 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

