



1A Walrow Road

Highbridge, TA9 4AB

Price £310,000



PROPERTY DESCRIPTION

This attractive semi detached house retains a wealth of character and charm and has been substantially upgraded and improved to offer well planned beautifully appointed accommodation that must be seen to be fully appreciated.

*Stunning semi detached house *Substantially upgraded *Retaining character and charm * Lounge *Kitchen/dining room *Cloak/utility room *Sitting room *3 bedrooms *Bathroom * *Must be seen

Local Authority

Somerset Council Council Tax Band: C

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		65	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Double glazed obscured door into an imposing:

Entrance hall

14'4" x 6'11" (4.39 x 2.11)

Tiled floor, feature balustrade and staircase rising to the first floor landing.

Door to rear hallway.

Cloak/utility room

11'1" x 4'11" (3.38 x 1.50)

Close coupled w/c, pedestal wash hand basin, heated towel rail, plumbing for an automatic washing machine, space for a tumble dryer, wall storage cupboards, Upvc double glazed window to the side (This room has formally been a shower room and could be reverted back to this use should it be required).

Lounge

16'0" x 15'1" (4.90 x 4.60)

Large bay window, upvc double glazed doors opening to the main front garden area, wooden fire surround with a recessed multi fuel burner.

Kitchen/dining room

14'6" x 12'4" (4.42 x 3.76)

Fitted with a range of wall and floor units with wood block work surfaces, range cooker (available by separate negotiation)s, extractor fan, Belfast sink, integrated fridge/freezer, space for dishwasher, feature exposed brick chimney breast with double sided multi fuel burner, upvc double glazed window to the side and an opening to:

Sitting room

14'11" x 16'7" (4.57 x 5.08)

An L shaped room with Upvc double glazed window to the side and bi-fold doors opening to the courtyard garden, feature radiator, built in storage cupboard.

First floor landing

Large landing area with feature arched double glazed window to the side.

Bedroom 1

16'0" x 15'1" (4.90 x 4.60)

Two feature arched recesses, picture rail, coved ceiling, Upvc double glazed window to the front and exposed wooden flooring.

Bedroom 2

14'9" x 10'5" (4.52 x 3.20)

Cupboard housing the gas boiler supplying domestic hot water and radiators, access to the roof space and Upvc double glazed window to the rear.

Bedroom 3

12'11" x 11'1" (3.94 x 3.38)

Upvc double glazed window to the side.

Bathroom

Comprising of a panelled bath with handheld and rain head shower, vanity wash hand basin with cupboards below, close coupled w/c, heated towel rail and Upvc double glazed obscured window to the side.

PROPERTY DESCRIPTION

Outside

To the front of the property is an enclosed south facing garden area which measures approximately 38ft in length x 17ft in width there is a lawn area with raised border with shrubs and bushes and an area of blocked patio.

To the side of the garden are two wooden gates which if required could be utilized to create off street parking.

To the rear of the property is an enclosed, attractive courtyard garden area laid for easy maintenance. Store room 9'3" x 4'5" (2.82m x 1.35m)

Description

This attractive semi detached house retains a wealth of character and charm and has been substantially upgraded and improved to offer well planned beautifully appointed accommodation that must be seen to be fully appreciated. The property comprises of an imposing entrance hall with a feature staircase rising to the first floor, large lounge with floor to ceiling bay window with french doors opening to the front garden area, feature fireplace with a multi fuel burner, a beautifully appointed kitchen/dining room which leads to the sitting room with a dual aspect wood burner visible from the kitchen and bi-fold doors opening to the rear garden. There is also a ground floor cloak/utility room.

To the first floor there are three good sized bedrooms and a well appointed bathroom. The property benefits from having Upvc double glazed windows and gas central heating with a modern boiler. The property has gardens to the front/rear and has potential to create off street parking should it be required. The property is in excellent order throughout and retains great character and

charm together with contemporary flair. An early application to view is strongly recommended by the vendors sole selling agent.

Directions

From Burnham-On-Sea town centre proceed in a Southerly direction along Marine Drive and at the roundabout take the right exit towards Highbridge, continue to the junction with Church Street and take a right turn. At the next roundabout turn left into Market Street and continue over the railway bridge in Walrow Road where the property can be found on the left hand side.

Material information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- Mains drainage
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.
- There is personal dispute with the adjoining land owner.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

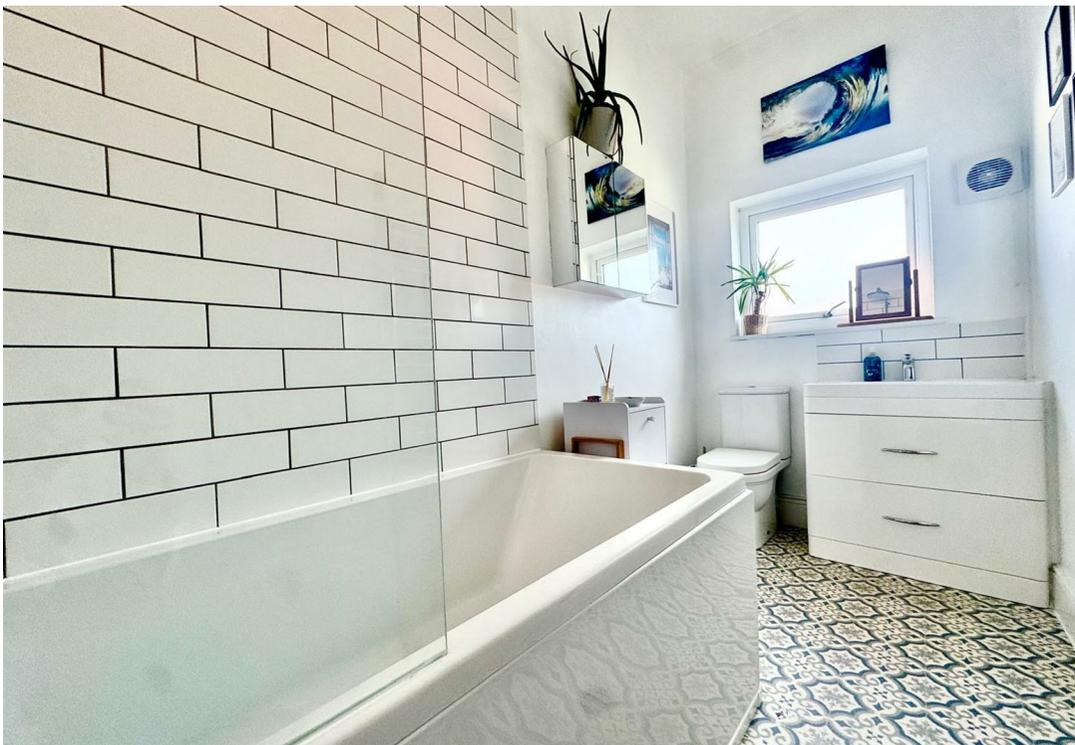
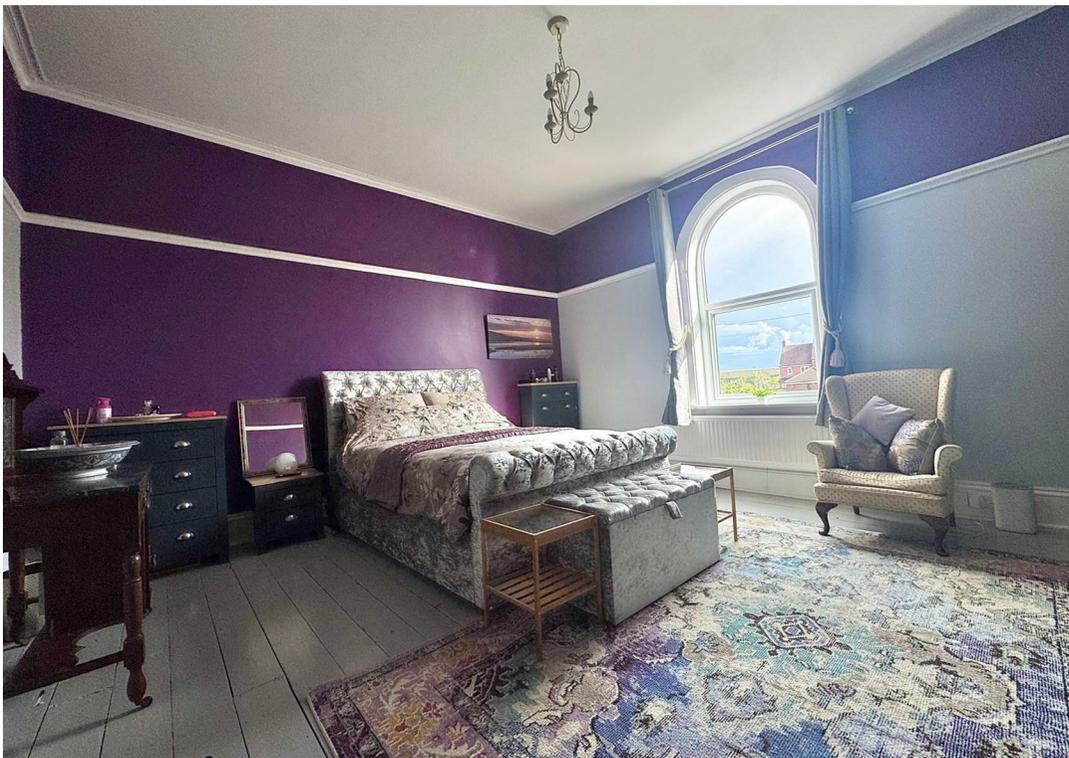
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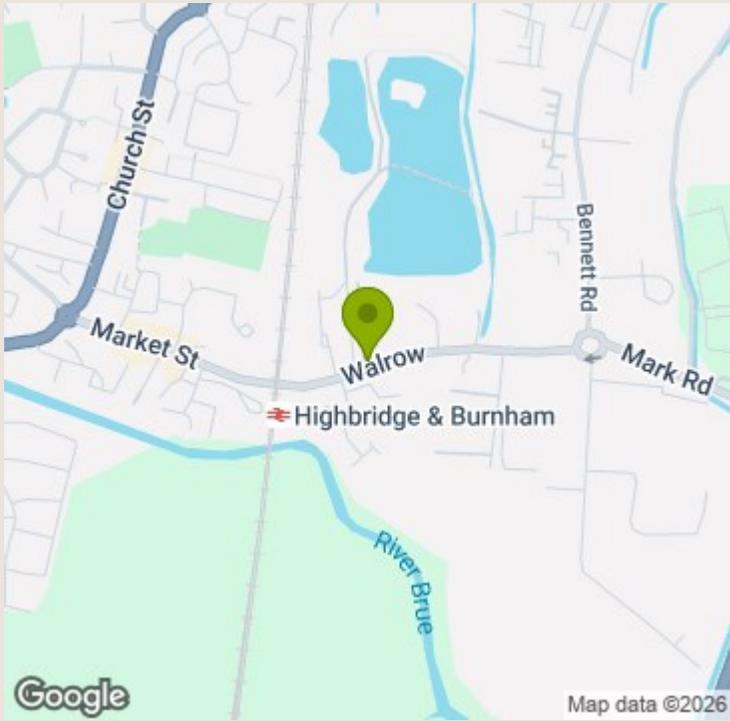
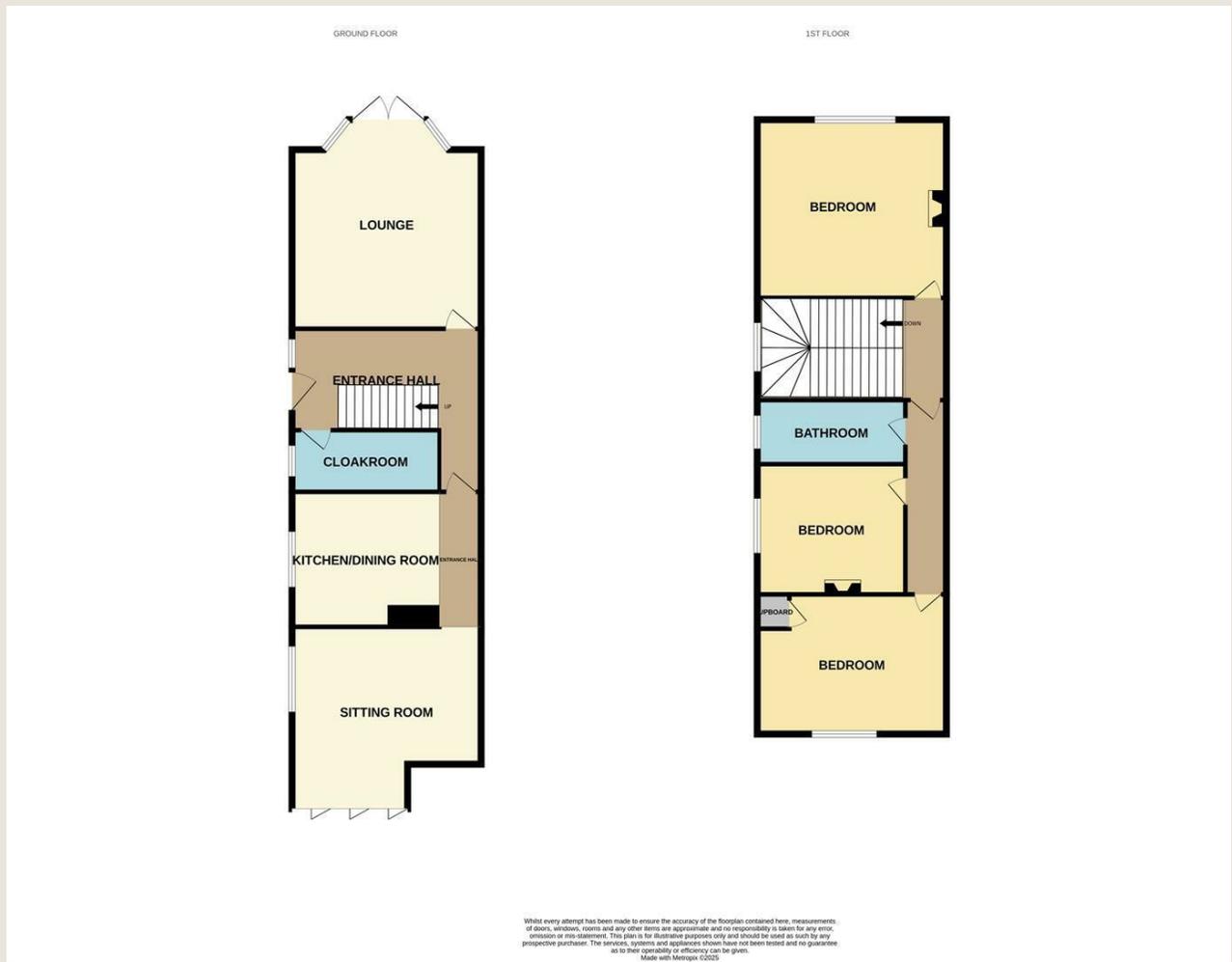
Flood Information:

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

