



2 Sparks Way

Highbridge, TA9 3QL

Price £220,000



PROPERTY DESCRIPTION

An upgraded and improved two bedroom semi detached house situated in a convenient location close to local amenities with a landscaped, low maintenance garden. The property is advertised with no onward chain.

Negotiation possible for all furniture, white goods and garden furniture making it ideal for first time buyers.

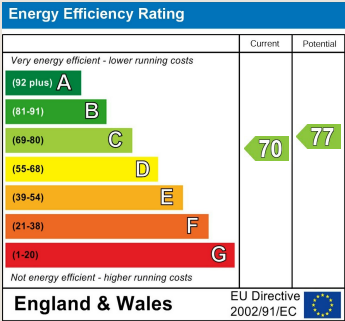
Entrance hall* lounge* kitchen/diner* rear porch* first floor landing* two double bedrooms* bathroom* upvc double glazed windows* gas central heating* off street parking for two vehicles* enclosed landscaped garden to the rear enjoying a sunny aspect.

Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: C



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed obscured door to the:

Entrance Hall

Telephone/internet point. Stairs rising to the first floor.

Lounge/Diner

18'4" maximum x 12'11" maximum (5.60 maximum x 3.94 maximum)

Upvc double glazed window to the front, understair storage cupboard, television point and door to the:

Kitchen/Diner

12'9" x 9'1" maximum (3.90 x 2.78 maximum)

Fitted with a range of wall and floor units to incorporate single sink drainer unit, electric cooker (available by separate negotiation), fridge/freezer (available by separate negotiation), washing machine (available by separate negotiation), breakfast bar, wall mounted gas boiler supplying domestic hot water and radiators. Upvc double glazed window to the rear and double glazed door opening to the:

Rear Porch

6'0" x 4'11" (1.85 x 1.52)

Wooden construction with double glazed door to the rear garden.

First Floor Landing

Airing cupboard housing hot water tank and electric immersion heater.

Access to boarded attic with electric light and in built ladders, housing the water tank.

Bedroom 1

12'11" x 8'5" maximum (3.95 x 2.59 maximum)

Upvc double glazed window to the rear. Double bed (available by separate negotiation).

Bedroom 2

10'5" x 9'8" (3.20 x 2.97)

Upvc double glazed window to the front, built in over stair walk-in wardrobe. King size bed (available by separate negotiation).

Bathroom

6'3" x 5'8" (1.91 x 1.74)

Fitted with a modern suite comprising good size panelled bath with rainhead and hand held power shower over and screen, vanity wash hand basin with cupboards below and close coupled w.c. with concealed cistern.

Outside

To the front of the property is an enclosed garden area with picket fencing and hedge with gate opening to a pathway leading to the front door.

To the left hand side of the property is a block pavier driveway offering off street parking for two vehicles.

Gate with small ramp for wheelchair/scooter access opening to the:

Rear Garden

Low maintenance recently landscaped garden with two attractive patio

PROPERTY DESCRIPTION

areas, artificial grass, raised decking area, apple tree and outside tap.

All garden furniture is available by separate negotiation.

Low maintenance shed.

The garden is a particular feature of the property making a early application to view recommended by the vendors selling agents.

Description

This attractive two bedroom modern semi detached house benefits from having gas central heating, upvc double glazed windows and attractive landscaped sunny aspect garden to the rear. There is also a driveway to the side of the property offering off street parking for two vehicles. The property is advertised with no onward chain

Negotiation possible for all furniture, white goods and garden furniture making it ideal for first time buyers.

This is a reluctant sale after 25 years and the property has been well looked after.

Located in a convenient location close to local amenities an early application to view is strongly recommended by the vendors selling agents.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street onto the Highbridge/Burnham Road. Proceed straight across the roundabout and at the junction with the A38 (Church Street) take a right turn onto the A38. At the next roundabout take a right into Tylers Way leading to Newtown Road. Sparks Way will be found a little further along on the left hand side. Bear right and proceed into the cul-de-sac where the property will be found 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

checker.ofcom.org.uk/en-gb/broadband-coverage

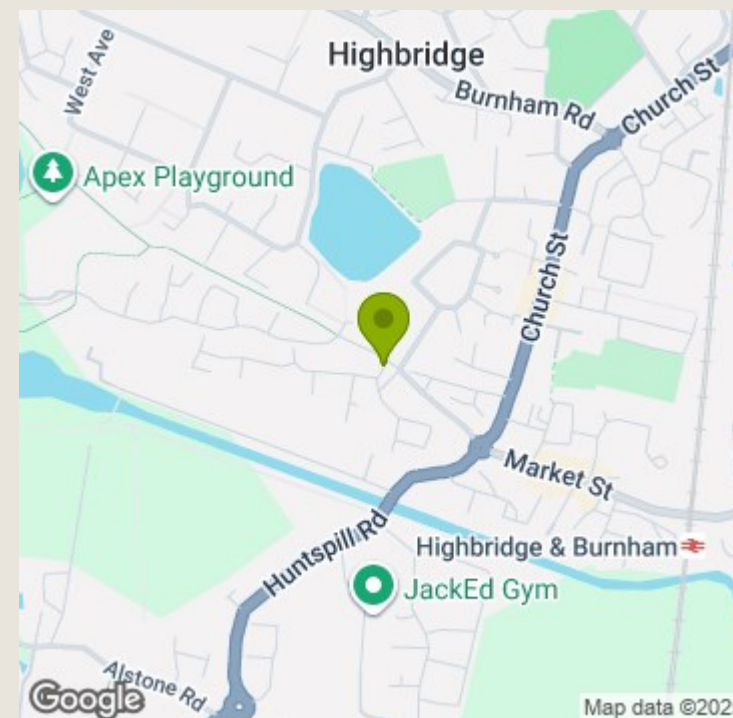
Flood Information:

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. Berryman's 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

