



3 Fairford Road

Highbridge, TA9 3JJ

Asking Price £199,995



# PROPERTY DESCRIPTION

A rare opportunity to purchase a pretty, cottage style terraced house offering beautifully appointed living accommodation, set in a convenient location close to local amenities and must be seen to be fully appreciated.

\*Lounge with wood burner \*Dining room \*Beautifully appointed kitchen with rear porch/utility off \*First floor landing \*Two good size bedrooms \*Recently upgraded shower room \*Gas central heating \*Upvc double glazed windows \*Enclosed courtyard garden with potential to create off street parking (should it be required)

## Local Authority

Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			71
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales			
EU Directive 2002/91/EC			

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## Accommodation (measurements are approximate)

Upvc double glazed obscured door to:

### Lounge

14'10" x 10'5" (4.54 x 3.18)

Chimney breast with recessed wood burner, Upvc double glazed window to front and door to:

### Dining Room

12'6" x 8'0" (3.82 x 2.44)

Stairs rising to the first floor, under stair storage cupboard

### Kitchen

14'3" x 7'9" (4.35 x 2.37 )

Fitted with an attractive range of wall and floor units with unit under lighting, electric cooker point with extractor hood over, plumbing for automatic washing machine and dishwasher, space for tumble dryer, single sink/drain unit, double glazed Velux window and Upvc double glazed window to rear. Opening to:

### Rear Porch/Utility

5'8" x 3'10" (1.75 x 1.17)

Upvc double glazed door to outside and space for fridge/freezer

### First Floor Landing

Access to roof space

### Bedroom 1

11'9" x 10'5" (3.59 x 3.20)

Two Upvc double glazed windows to front and built in wardrobes

### Bedroom 2

8'1" x 7'2" (2.47 x 2.19)

Built in wardrobe, storage cupboard and Upvc double glazed window to rear

### Shower Room

7'9" x 6'9" (2.37 x 2.08)

Fitted with a suite comprising of a large shower cubicle, vanity hand wash basin with cupboards below, close coupled w/c with concealed cistern, tiled walls, extractor fan and Upvc double glazed obscured window to side

### Outside

To the front of the property is a boundary fence with gate opening to the front garden with a path leading to the front door. The front garden itself is a cottage style garden with numerous bushes, shrubs etc.

To the rear of the property is an enclosed courtyard garden with a large shed. To the rear of the property is an access road from which we understand that the property has the right of access into the rear courtyard garden meaning off street parking could be created (should it be required)

### Description

This highly attractive cottage style terraced house offers beautifully

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appointed living accommodation which briefly comprises of a lounge with feature fireplace and wood burner, good size dining room, well appointed kitchen with rear porch/utility off. To the first floor there is a landing, two good size bedrooms (both with built in wardrobes), and recently updated shower room.

The property benefits from having an enclosed cottage style garden to the front and an enclosed garden to the rear laid for ease of maintenance. The property further benefits from having rear vehicular access which offers the opportunity for the creation of off street parking within the courtyard garden should it be required. An early application to view is strongly recommended by the vendors selling agent.

### Directions

From Burnham-on-Sea town centre proceed along Highbridge Road which in turn becomes Burnham Road, continue to the junction with the A38 (Church Street) taking a left turn. Continue along the road and just before the railway bridge take a left turn into Worston Road. Take the next left in Fairford Road and proceed down Fairford Road where the property can be found on your right hand side.

### Material Information

Additional information not previously mentioned

- Mains gas, electric and water
- Water not metered
- Gas 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

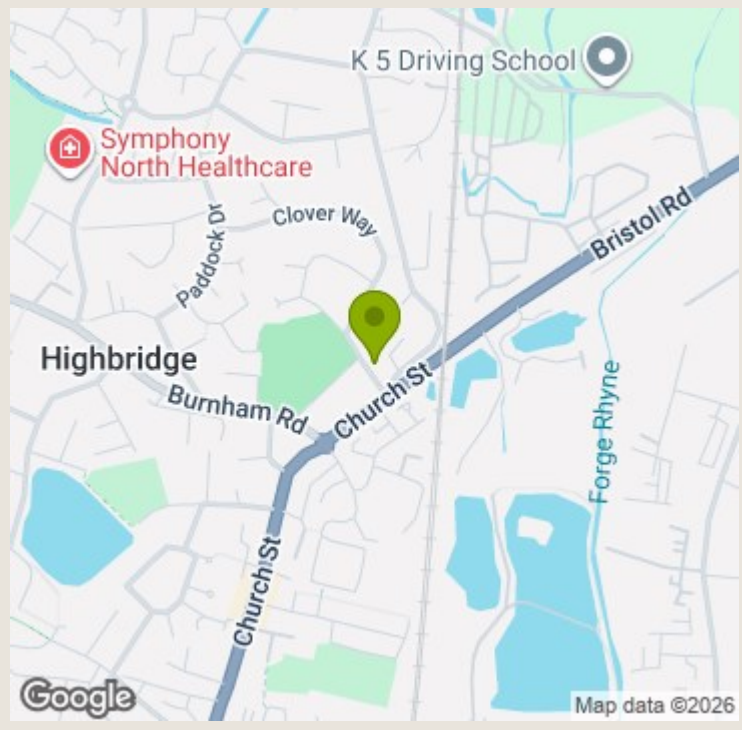
Flood Information:

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

