



143 Worston Road

Highbridge, TA9 3JX

Price £399,000



# PROPERTY DESCRIPTION

An attractive five bedroom, two en suite, detached house set over three storeys offering highly flexible living accommodation offered in excellent order throughout. Must be seen to be fully appreciated.

Entrance hall\* cloakroom\* lounge\* kitchen/breakfast/dining room\* utility room\* three first floor bedrooms\* master en suite bathroom/shower room\* family bathroom\* two second floor bedrooms\* one with en suite shower room\* upvc double glazed windows\* gas central heating\* garage\* electric car charging point\* off street parking\* enclosed garden to the rear. Excellent decorative order throughout.

## Local Authority

Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C		77	
(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	

# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Entrance door with obscure glazed panel to the:

### Entrance Hall

Stairs rising to the first floor and understair recess.

### Cloakroom

Close coupled w.c., pedestal wash hand basin and extractor fan.

### Lounge

21'5" x 10'10" (6.53 x 3.31)

Upvc double glazed bay window to the front and upvc double glazed French doors with matching side panels to the rear garden. Wall mounted electric fire, television point.

### Kitchen/Breakfast/Dining Room

21'4" x 9'6" (6.52 x 2.91)

Upvc double glazed bay window to the front. Fitted with an attractive range of wall and floor units to incorporate double oven, gas hob, extractor fan, plumbing for dishwasher, unit underlighters, space for fridge/freezer, cupboard housing the gas biler supplying domestic hot water and radiators, breakfast bar and upvc double glazed window to the rear.

### Utility Room

6'5" x 5'4" (1.96 x 1.63)

Wall and floor units with plumbing for automatic washing machine, double glazed door to the rear garden.

### First Floor Landing

Stairs rising to the second floor and upvc double glazed window to the front.

### Master Bedroom

15'6" x 10'9" (4.74 x 3.30)

Built in wardrobes, upvc double glazed window to the front.

### En Suite Bathroom/Shower Room

10'10" x 5'7" (3.31 x 1.71)

Comprising panelled bath with separate shower cubicle, close coupled w.c., pedestal wash hand basin, extractor fan and upvc double glazed obscured window to the rear.

### Bedroom 2

11'1" x 8'9" plus door recess (3.39 x 2.67 plus door recess)

Upvc double glazed window to the rear.

### Bedroom 3

9'11" x 9'6" (3.03 x 2.92)

Upvc double glazed window to the front.

### Family Bathroom

7'6" x 5'6" (2.29 x 1.69)

Comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and close coupled w.c. Extractor fan and upvc double glazed obscured window to the rear.

### Second Floor Landing

Double glazed Velux window to the rear. Airing cupboard.

### Bedroom 4

15'7" x 9'8" (4.75 x 2.96)

Upvc double glazed window to the front.

### Bedroom 5

15'5" maximum x 10'10" maximum (4.71 maximum x 3.31 maximum)

Eaves storage and upvc double glazed window to the front.

### En Suite Shower Room

6'1" x 4'11" (1.87 x 1.51)

Comprising tiled shower cubicle, pedestal wash hand basin and close coupled w.c. Extractor fan and double glazed Velux window.

# PROPERTY DESCRIPTION

## Garage

16'1" x 8'3" (4.92 x 2.54)

With up and over door, light and power. Storage in eaves.

Side gate leads to the:

## Outside

To the front of the property is a wrought iron fence with an area of garden laid to lawn and to the side is a newly fitted electric car charging point.

To the side of the property is a driveway offering off street parking and leading to the:

## Rear Garden

Enclosed with lawn area and patio area with pergola.

To the left hand side of the property is a further area of garden laid for ease of maintenance ideal for the erection of a storage shed etc.

Outside tap and outside light.

## Description

This attractive detached house offers highly flexible living accommodation set over three storeys and briefly comprises good sized entrance hall with cloakroom, lounge with windows to both the front and rear, good sized kitchen/breakfast/dining room with utility room off. To the first floor there are three bedrooms with the master having an en suite shower/bathroom and a family bathroom. To the second floor there are two further good sized bedrooms with one having an en suite shower room. The property benefits from having gas central heating, upvc double glazed windows, garage and off street parking. There is an enclosed garden to the rear and the property is offered in excellent decorative order throughout.

The property is situated in a sought after location close to local amenities and would appear suitable for those with large families, those working from home etc.

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 proceed along Love Lane and at the roundabout beside Tesco supermarket take the third exit onto Frank Foley Parkway. Proceed to the end of the road taking the first exit at the next roundabout onto Worston Road. Proceed down Worston Road and the property will be found on the left hand side.

## Material Information

Additional information not previously mentioned

Council Tax Band-E

EPC-C

- 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.

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)









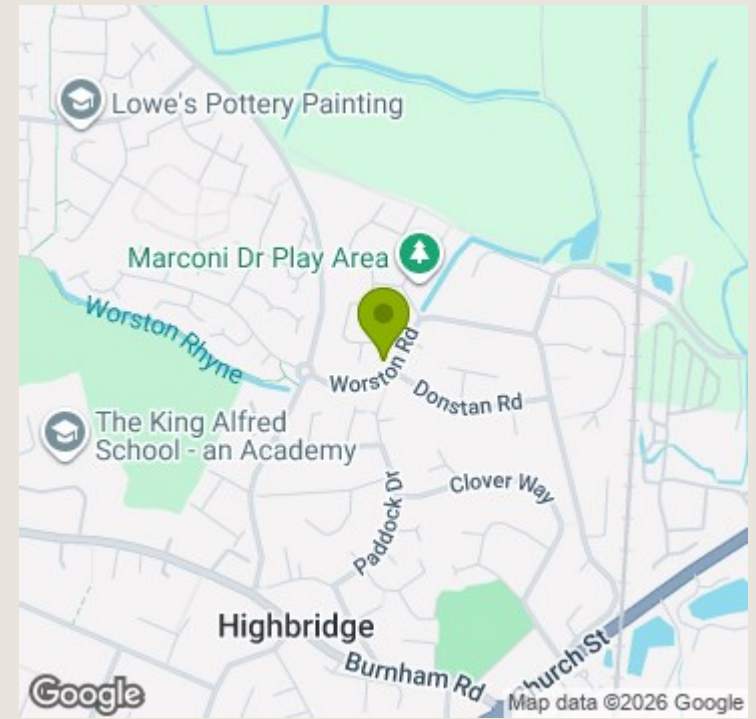
1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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

