



32 Station Walk
Highbridge, TA9 3HQ
Price £219,950



PROPERTY DESCRIPTION

An attractive three bedroom semi detached house situated in a sought after cul-de-sac location close to Highbridge town centre and railway.

Entrance hall* cloakroom* lounge* kitchen/breakfast room* landing* three bedrooms* bathroom* gas central heating* upvc double glazed windows* designated off street parking* enclosed low maintenance garden to the rear.

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			84
(81-91) B			
(69-80) C			
(55-68) D	68		
(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)

Door with double glazed obscured panel to the:

Entrance Hall

Cloakroom

Comprising close coupled w.c., vanity wash hand basin and upvc double glazed obscured window to the front.

Lounge

15'9" x 14'6" (4.82 x 4.43)

Stairs rising to the first floor, feature fire surround with electric fire, upvc double glazed window to the front and door to the:

Kitchen/Breakfast Room

14'6" x 8'3" (4.42 x 2.54)

Fitted with a range of wall and floor units to incorporate single drainer sink unit, integrated electric oven, gas hob and extractor fan. Plumbing for automatic washing machine, space for fridge/freezer, understair storage cupboard and upvc double glazed window to the rear. Upvc double glazed French doors opening to the rear garden.

First Floor Landing

Access to roof space.

Bedroom 1

13'4" x 8'6" (4.08 x 2.60)

Upvc double glazed window to the front.

Bedroom 2

9'8" x 8'7" maximum (2.95 x 2.62 maximum)

Upvc double glazed window to the rear.

Bedroom 3

7'1" extending to 10'2" maximum x 5'9" (2.17 extending to 3.11 maximum x 1.76)

Airing cupboard and upvc double glazed window to the front.

Bathroom

6'1" x 5'7" (1.87 x 1.72)

Comprising panelled bath with shower over and screen. Vanity wash hand basin with cupboards below and close coupled w.c. Extractor fan and upvc double glazed obscured window to the rear.

Outside

To the front of the property is an open plan garden laid for ease of maintenance.

Rear Garden

Enclosed rear garden laid for ease of maintenance with outside tap and pedestrian access gate.

Description

This attractive semi detached house is situated in a convenient location close to Highbridge town centre and briefly comprises entrance hall with cloakroom, lounge, kitchen/breakfast room and to the first floor there are three bedrooms and a family bathroom.

PROPERTY DESCRIPTION

The property benefits from having upvc double glazing, gas central heating, enclosed low maintenance garden to the rear enjoying a sunny aspect and designated off street parking.

An early application to view is strongly recommended by the vendors selling agents.

Directions

Proceed along the Burnham/Highbridge Road and at the roundabout at the junction with the A38 (Church Street) take a right and proceed to the next roundabout taking the first exit onto Market Street. Proceed along Market Street taking a right just before the railway bridge into Station Walk. Proceed down Station Walk and the property will be found at the end of the cul-de-sac on the right hand side.

Material Information

Additional information not previously mentioned

Council Tax Band-C

EPC-D

- 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

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

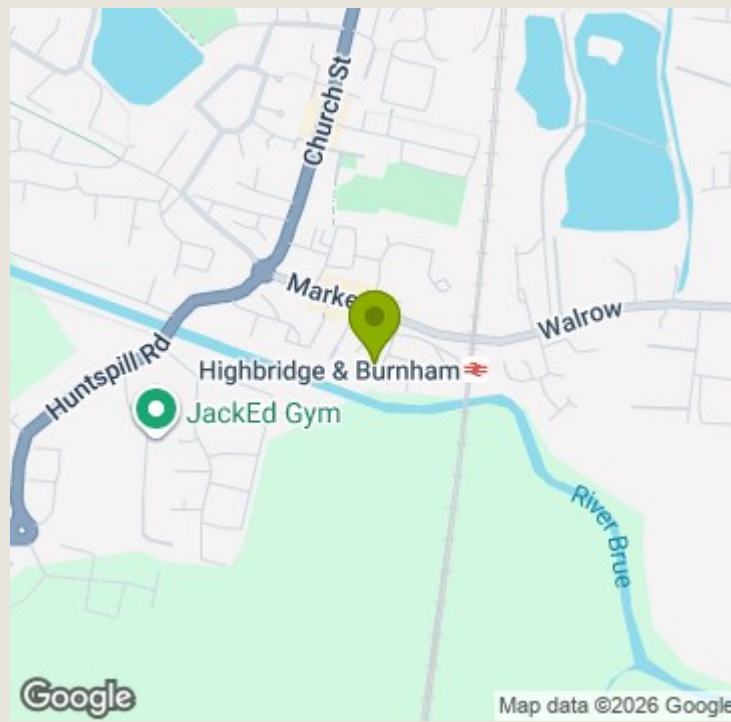
Flood Information:

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. 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

