



107 Church Street

Highbridge, TA9 3HW

Price £195,000



PROPERTY DESCRIPTION

Situated a short distance from Highbridge train station is this private, two bedroom house that benefits from having a large, mature front garden. Prefect for first time buyers or investors.

*Entrance hall *Lounge *Kitchen/dining room *Utility room *Cloakroom *Two bedrooms *Family bathroom *Mature front garden *Rear courtyard garden with storage room *Mains gas *Upvc double glazing *Must be seen

Local Authority

Somerset Council Tax Band: A

Tenure: Freehold

EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(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)

Upvc double glazed entrance door to:

Entrance hall

Lounge

12'5" x 11'7" (3.81 x 3.55)

Generously sized lounge with radiator and large Upvc double glazed window to front

Kitchen/dining room

14'0" x 11'5" (4.29 x 3.49)

Fitted with a range of wall and base units with worktop space over, one and a half bowl sink drainer unit, space for under counter fridge and freezer, space and plumbing for automatic washing machine, space and plumbing for dishwasher, extractor fan, large Upvc double glazed window to rear, door to under stair storage, and wooden door to:

Utility room/cloakroom

Space for boot and coat storage, sliding door to the cloakroom that comprises of a low level w/c, hand wash basin and window to the rear

Bedroom 1

14'1" x 12'4" (4.31 x 3.77)

Generously sized bedroom with space for multiple storage units, build in wardrobe, radiator and two Upvc double glazed windows to front

Bedroom 2

11'5" x 6'7" (3.49 x 2.03)

Double bedroom with build in wardrobe, radiator, and Upvc double glazed window to rear

Bathroom

8'4" x 7'0" (2.56 x 2.15)

Bathroom suite comprising of a panelled bath with shower over, close coupled w/c, hand wash basin, space for storage, and Upvc double glazed window to rear

Outside

To the front of the property is a large, mature front garden laid mainly to lawn with shrubs, bush borders and flower beds. There is a pathway leading from the gate to the front door, patio area and plant feature that keeps the lounge private whilst still allowing light into the property.

To the rear of the property is a courtyard garden that provides access to the rear storage room and utility/cloakroom.

Description

Situated a short distance from Highbridge train station is this private, two bedroom house that benefits from having a large, mature front garden. Prefect for first time buyers or investors.

The property briefly comprises of an entrance hall, lounge, kitchen/dining room, utility/cloakroom, two bedrooms, bathroom, courtyard garden and

PROPERTY DESCRIPTION

mature front garden.

Directions

Proceed out of Burnham-on-Sea along the Burnham/Highbridge Road.
Pass the Co-Op convenience store on the right hand side and at the roundabout take a right onto Church Street (A38). Proceed along Church Street and the property will be found on the right hand side opposite Julia's Flowers.

Material Information

Additional information not previously mentioned

Council Tax Band-A

EPC-C

- Mains electric, gas and water
- Water 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

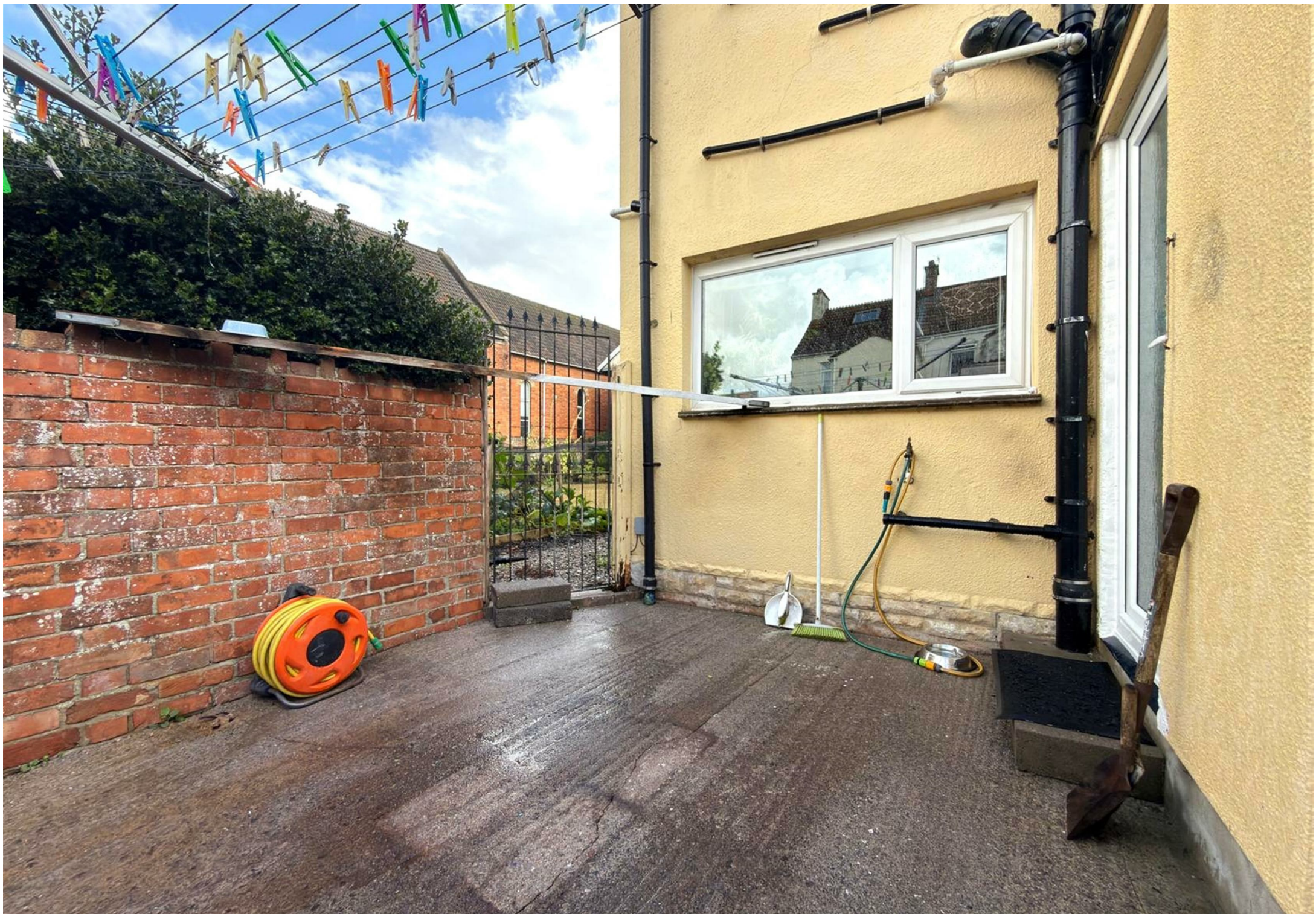
checker.ofcom.org.uk/en-gb/broadband-coverage

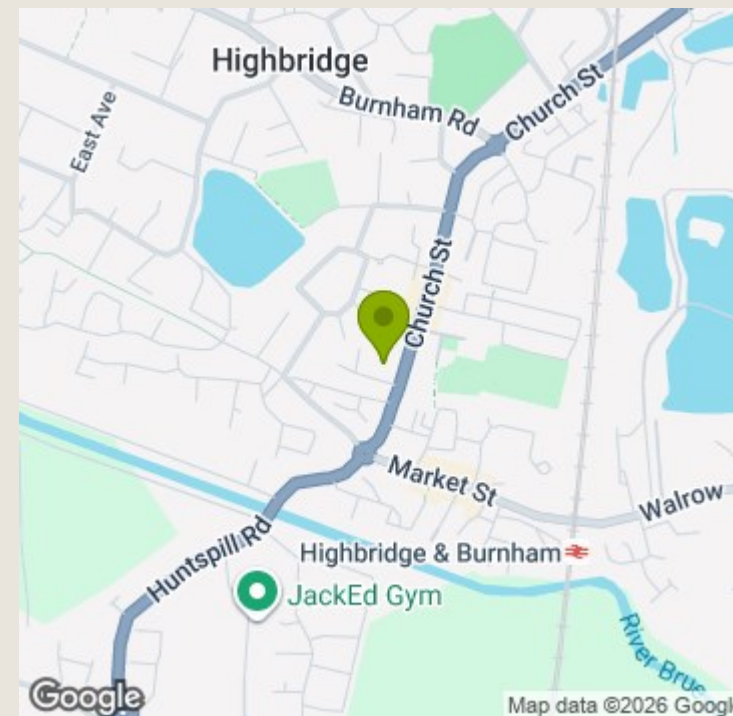
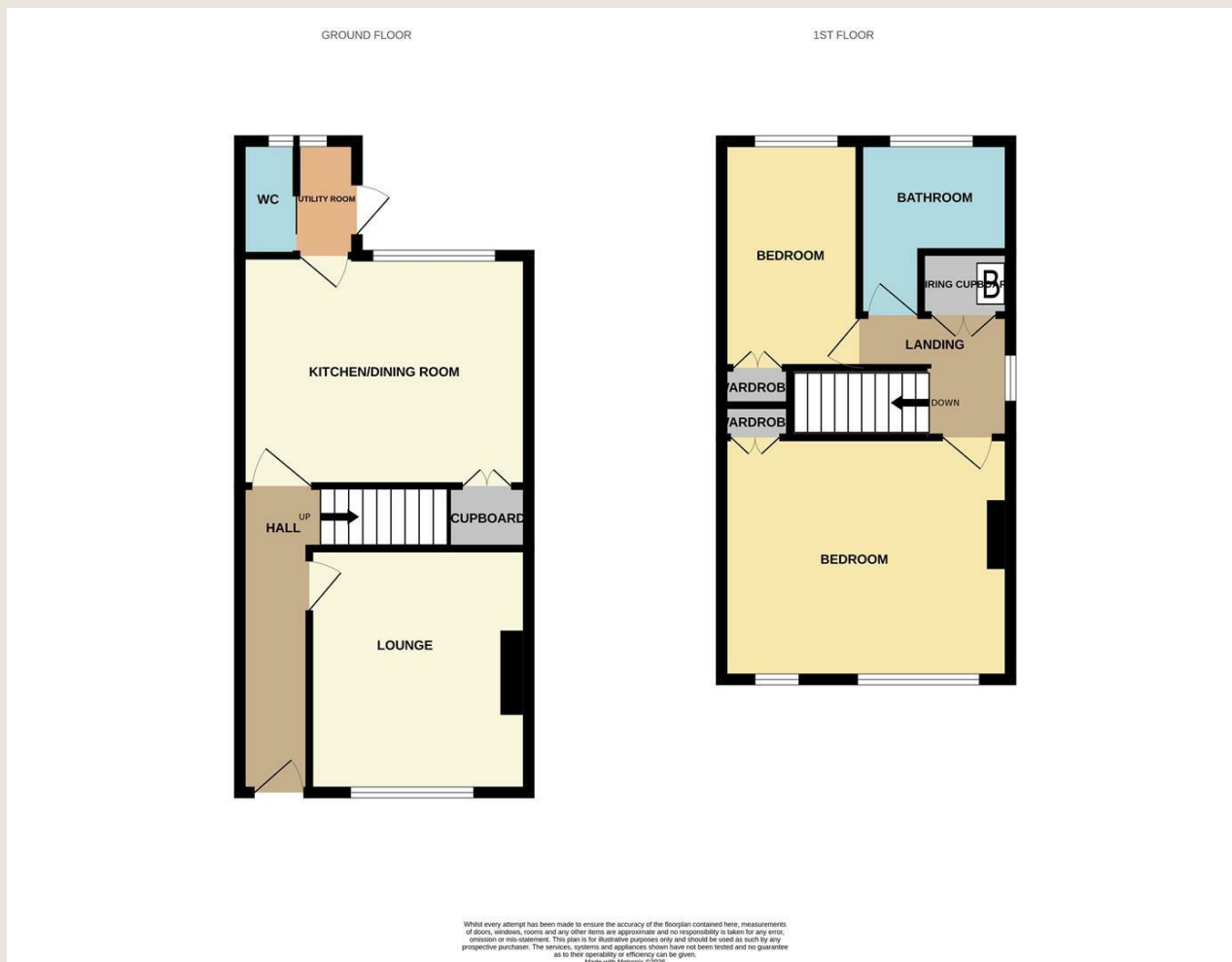
Flood Information:

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, Lyons Bowes Solicitors up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT, Taylor Rose Ltd. up to £210 inc. VAT

