



Alstone Road

Highbridge, TA9 3DT

Price £205,000



PROPERTY DESCRIPTION

A spacious, older style, end of terrace house, situated in a convenient location on the outskirts of Highbridge town centre.

Entrance hall* Through lounge/diner with log burner* Extended, contemporary kitchen/diner with useful recess suitable for a number of uses* Two double bedrooms* Family bathroom with bath and separate shower cubicle* Gas central heating* Double glazing* Hardstanding parking to the front* Paved rear garden* Woodstore and lean to shed.

Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		67	
(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)

Double glazed entrance door with two obscure glazed panels to the:

Entrance Hall

Radiator, hard flooring and stairs to the first floor.

Lounge/Diner

21'9" overall x 11'4" maximum (6.63 overall x 3.46 maximum)

Radiator, window overlooking the front, recess with shelving, hard flooring and fireplace with inset wood burner. Television point, sash style window overlooking the kitchen/diner, understair storage cupboard and half glazed door to the:

Kitchen/Diner

14'10" overall x 13'10" maximum (4.53 overall x 4.24 maximum)

Fitted with a range of modern grey fronted units including base cupboards and drawers and matching wall mounted cupboards. Double electric oven, five ring gas hob set into contrasting worktops. Built in bin/recycling drawer, space for dishwasher, stainless steel single drainer sink unit, ladder style radiator, recess with integrated fridge with wall mounted cupboard over, extractor hood and tiled floor.

To the dining area there is a radiator, double glazed window to the side and two Velux style windows. Tall larder unit with space inside for fridge/freezer and double glazed French doors to the rear garden. Useful recessed area with tiled floor suitable for a number of uses either storage or even a small study area. Breakfast bar.

First Floor Landing

Access to roof space.

Bedroom 1

13'5" maximum x 10'0" (4.11 maximum x 3.06)

Radiator, two double glazed windows to the front and two fitted wardrobes with hanging rail.

Bedroom 2

11'7" x 8'2" average (3.55 x 2.49 average)

Double glazed window to the rear, radiator and double fitted cupboard housing the combination gas fired boiler.

Bathroom

9'1" x 7'10" (2.78 x 2.39)

Fitted with a white suite comprising panelled bath, pedestal wash hand basin and low level w.c. Ladder style towel rail and corner shower cubicle with glazed door and rainhead shower. Obscure double glazed window.

Outside

To the front of the property there is a concrete hardstanding providing parking.

Rear Garden

Side access leads to the rear courtyard style garden which is laid to patio with raised shrub bed. Wood shed and lean to timber garden shed.

Outside tap.

Agents Note

There is an access path in the rear courtyard garden which serves the neighbouring terraced properties.

PROPERTY DESCRIPTION

Description

Situated in a convenient location on the outskirts of Highbridge, this two-bedroom, older style end of terrace house offers generous proportions both on the ground and first floor.

An entrance hall gives access to a 'through' lounge/diner with window overlooking the front and a feature log burner. The extended kitchen diner is fitted with a range of contemporary units with contrasting worktops and a breakfast bar. There is space for a dining table and the room continues through to the rear where there are french doors to the outside space and a very useful recess which could be used in a variety of ways including storage or even a little office space if required.

To the first floor there are two double bedrooms and a family bathroom with a bath as well as a separate shower cubicle.

Externally, there is hardstanding parking to the front and a pathway to the side which gives access to the paved rear garden where there is a woodstore and lean to shed.

An early inspection to view is thoroughly recommended.

Directions

From the M5 motorway (junction 22) at Edithmead take the first exit towards Highbridge (A38). At the next roundabout take the third exit and continue along the A38 over the railway bridge into Highbridge. At the roundabout beside Asda take the second turning right into Church Street and then at the

mini roundabout continue straight across onto Huntspill Road. At the exit roundabout take the fourth exit into Alstone Road where the property can be found on the left hand side.

Material Information

Additional information not previously mentioned

Council Tax Band-B

EPC-D

- Mains electric, gas and water
- Water not 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

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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

