



4 Brunels Way

Highbridge, TA9 3LF

Price £258,500



PROPERTY DESCRIPTION

This well presented semi detached dormer bungalow boasts a South facing rear garden and is situated in a sought after area in Highbridge. The property is in a clean and tidy condition throughout and is offered with the benefit of no onward chain.

The property briefly comprises of an entrance hall, upgraded kitchen, large lounge, 3 bedrooms, shower room, mature rear garden, off street parking and a garage.

*Semi detached *Dormer bungalow *Entrance hall *Upgraded kitchen *Lounge
 *Shower room *Ground floor bedrooms *First floor bedroom *Garage *Driveway *No chain



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		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	75
(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 obscured double glazed door leading to:

Entrance hallway

Hallway with doorways leading to:

Kitchen

10'1" x 8'5" (3.08 x 2.57)

Upgraded kitchen with matching floor and wall units, integrated electric oven and hob, space for fridge freezer and also space and plumbing for an automatic washing machine. Drainer board sink unit, extractor fan and gas boiler providing radiators and domestic hot water.

Lounge

16'5" x 10'9" (5.02 x 3.28)

Generously sized lounge with gas feature fireplace. Upvc double glazed sliding doors to the rear garden. Serving hatch to the kitchen.

Ground floor shower room

6'10" x 5'4" (2.09 x 1.63)

Walk in shower cubicle, vanity hand wash basin, close coupled w/c and Upvc double glazed window to the side.

Ground floor bedroom

10'5" x 9'10" (3.20 x 3.00)

Double bedroom with built in storage. Upvc double glazed window to front.

Bedroom/Study

8'5" x 6'9" (2.59 x 2.08)

Upvc double glazed window to front

First floor landing

Bedroom

12'5" x 10'9" (3.81 x 3.28)

Generously sized double bedroom with access to eaves space. Upvc double glazed window to rear.

Outside

To the front is a gravelled garden area that could be used for parking (should it be required) along with a driveway for numerous vehicles leading to:

Garage

Rear Garden

Generously sized south facing garden with patio area and pathway. The rest of the garden is laid to lawn with shrub borders. There is also a wooden door providing side access to the garage.

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Directions

From Junction 22 of the M5 at Edithmead take the 2nd exit toward Burnham on Sea and onto the Queens Drive. At the Tesco roundabout, take the first exit onto Frank Foley Parkway and continue to the mini roundabout. Take the first exit onto Worston Road and second right which is a continuation of Worston Road. Just before the right hand bend, turn left into Poples Bow and first right into Brunels Way. Number 4 can be found on the right hand side.

Material information

Additional information not previously mentioned

- 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

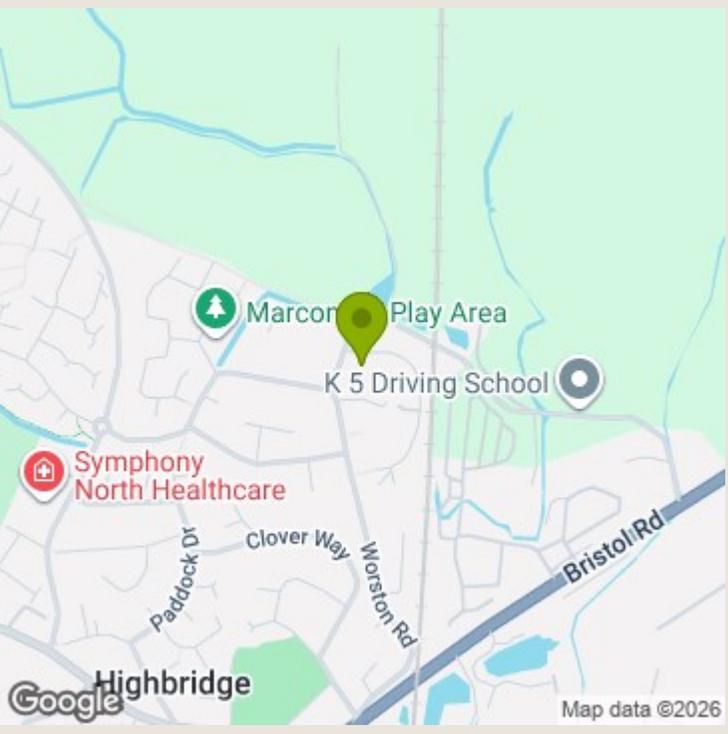
Flood Information:

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

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

