



12 Worston Road

Highbridge, TA9 3JS

Price £189,950



PROPERTY DESCRIPTION

An older style cottage built in 1865 offering good size accommodation with two first floor bedrooms and a ground floor bathroom.

Entrance porch* lounge* kitchen* utility area* rear porch* bathroom* first floor landing* two bedrooms* enclosed courtyard garden* parking* shed and brick built store.

Local Authority

Somerset Council Council Tax Band: A

Tenure: Freehold

EPC Rating: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		39	
(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)

Entrance Porch

Multi pane door through to the:

Lounge

14'7" x 10'4" (4.47 x 3.16)

Double glazed window and feature fireplace with gas fire.

Kitchen

10'9" x 5'1" (3.30 x 1.55)

Range of wall and floor units with gas hob and electric oven with extractor fan over.

Utility Area

11'1" x 8'2" (3.40 x 2.49)

Plumbing for automatic washing machine. Tiled flooring.

Rear Porch

8'7" x 5'7" (2.62 x 1.72)

Stable style door to outside.

Bathroom

7'8" x 5'1" (2.35 x 1.55)

Panelled bath with mixer tap, close coupled w.c and wash hand basin.

First Floor Landing

Bedroom 1

13'10" x 10'4" (4.23 x 3.15)

Double glazed window to the front and storage cupboard.

Bedroom 2

11'6" x 8'0" (3.52 x 2.46)

Double glazed window and gas convector heater.

Outside

To the rear of the property is a small courtyard garden laid for ease of maintenance.

Two off street parking spaces.

Shed

7'9" x 4'7" (2.37 x 1.40)

Block Built Store

10'10" x 4'11" extending to 7'1" (3.32 x 1.50 extending to 2.18)

Description

Older style property located in a convenient location in the town of Highbridge.

The property briefly comprises entrance porch, lounge, kitchen with utility area and porch off and ground floor bathroom.

To the first floor there are two good size bedrooms.

PROPERTY DESCRIPTION

The property benefits from a rear courtyard garden with a shed and block built store.

Directions

Proceed out of Burnham-on-Sea along Marine Drive and at the roundabout take a right turn onto Burnham Road. Proceed passing King Alfreds School and at the next mini roundabout proceed straight across and at the junction with the A38 (Church Street) take a left turn and then left again into Worston Road.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water not metered
- Gas convector heaters
- Mains sewerage
- No flooding in the last 5 years or not.
- 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



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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

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

