



Coronation Road

Highbridge, TA9 3JD

Offers Over £294,000



# PROPERTY DESCRIPTION

Unexpectedly re-available to the market.

An upgraded and improved three bedroom semi detached house situated in a sought after location within a short walk of Highbridge town centre and benefits from gated off street parking, good size garage and beautifully landscaped rear garden which extends to approximately 90ft in length.

Entrance porch\* entrance hall\* lounge\* kitchen/breakfast/sitting room\* three first floor bedrooms\* bathroom with separate bath and shower\* garage\* ample parking\* outside w.c.\* superb rear garden with summerhouse/home office. Must be seen

## 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                                 |         | 86        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 63      |           |
| (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 the:

### Entrance Porch

Tiled floor. Further part obscure glazed door and side panel to the:

### Entrance Hall

13'1" x 5'10" (4.01 x 1.80)

Stairs rising to the first floor, under-stair storage cupboard.

### Lounge

13'3" x 12'0" (4.06 x 3.66)

Feature fireplace with recessed wood burner and upvc double glazed window to the front. Stripped wooden flooring, television point and wall light points.

### Kitchen/Breakfast/Sitting Room

19'9" x 13'9" maximum (6.02 x 4.21 maximum)

Fitted with an attractive range of wall and floor units to incorporate integrated double oven, five burner gas hob with extractor hood over, plumbing for automatic washing machine, large pantry style cupboard, one and a half bowl drainer sink unit, upvc double glazed window to the rear, peninsular unit/breakfast bar and upvc double glazed French doors opening to the rear garden.

### First Floor Landing

Upvc double glazed obscured window to the side. Built in cupboard housing the gas combination boiler supplying domestic hot water and radiators. Access to loft space which has recently been insulated with drop down ladder and light.

### Bedroom 1

14'0" x 11'3" (4.27 x 3.45)

Upvc double glazed window to the rear.

### Bedroom 2

12'0" x 10'9" (3.66 x 3.28)

Upvc double glazed window to the front.

### Bedroom 3

8'7" x 8'7" (2.64 x 2.64)

Upvc double glazed window to the front. Shelved storage cupboard.

### Bathroom

8'0" x 7'8" (2.44 x 2.34)

Re-fitted with an attractive suite comprising panelled bath with mixer tap and shower attachment. Separate shower cubicle, vanity wash hand basin with cupboards below and close coupled w.c. with concealed cistern. Feature radiator, electric shaver point and upvc double glazed obscured window to the rear.

### Outside

To the front of the property there is off-street parking for numerous vehicles.

To the side of the property is a five bar gate opening to the side of the property and offering secure off street parking for boat/caravan should it be required.

### Garage

18'0" x 8'0" (5.49 x 2.44)

With up and over door, light and power. Window to the rear.

To the rear of the driveway is a wooden gate opening to the rear garden and access to the:

### Outside WC

Close coupled w.c.

# PROPERTY DESCRIPTION

## Rear Garden

The garden extends to approximately 90ft in length and is a particular feature of the property and comprises numerous seating areas, patio, decorative stone areas and borders containing numerous shrubs, bushes, trees etc.

To the rear of the garden is an enclosed vegetable area containing a greenhouse, a large shed and a raised bed.

Set within the main area of the garden is the summerhouse/home office with electricity supplied.

The gardens are a particular feature of the property making a full inspection essential.

## Description

The property is offered in excellent order throughout and benefits from having a good size lounge with wood burner, beautifully appointed kitchen/breakfast/sitting room with views over the rear garden.

To the first floor there are three bedrooms and upgraded bathroom with both a bath and shower.

The property benefits from having double glazed windows, gas central heating, off street parking for numerous vehicles on gated driveway and garage.

The rear garden is a particular feature of the property with numerous seating areas and set within the garden is a summerhouse/home office.

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

## Directions

Proceed out of Burnham-on-Sea along the Highbridge/Burnham Road passing the Cop store on the right hand side. At the roundabout take a right turn onto Church Street. Proceed down Church Street turning right into Coronation Road. Proceed down Coronation Road where the property will be found on the left hand side.

## Material Information

Additional information not previously mentioned

- 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:

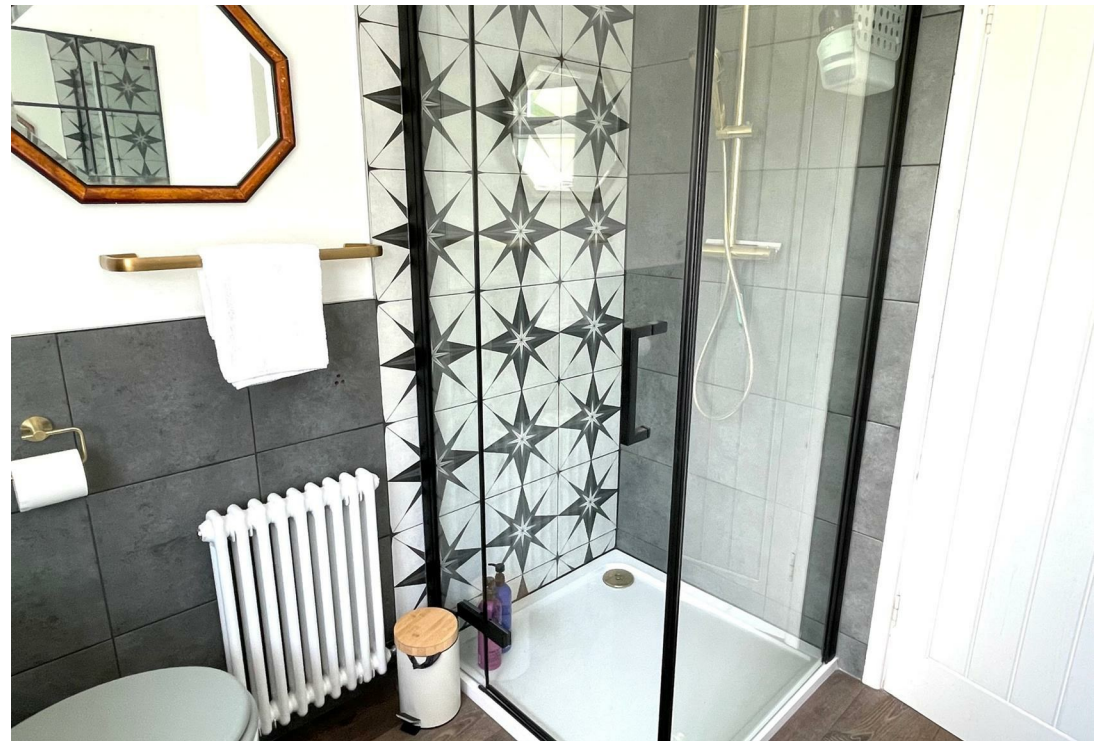
[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

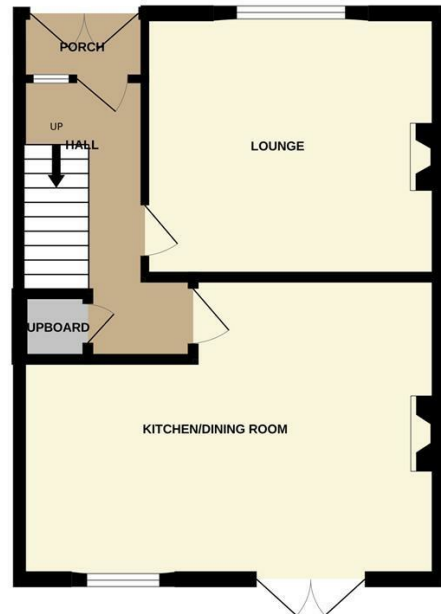
[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)







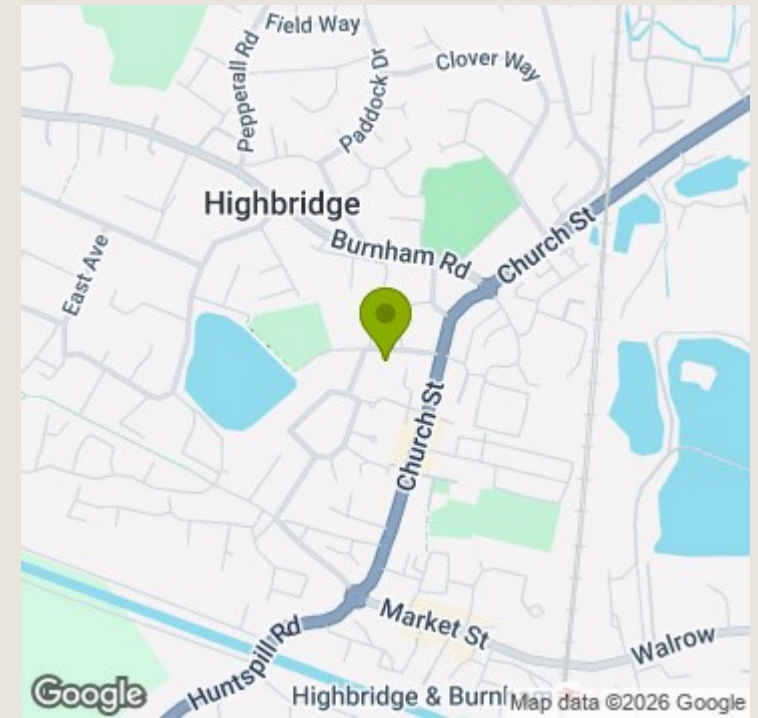
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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](mailto: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.
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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

