



4 Avalon Road

Highbridge, TA9 3JW

Price £290,000

 **BERRYMAN'S**

PROPERTY DESCRIPTION

Lovely two/three Bedroom Detached Bungalow with Garage offered with No Onward Chain.

Entrance porch* entrance hall* lounge* kitchen* sun room* three bedrooms* shower room* garage* gardens*

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	72
(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 doors opening to the:

Entrance Porch

4'6" x 3'5" (1.39 x 1.06)

Obscure glazed door to the:

Entrance Hall

12'9" x 6'0" (3.90 x 1.83)

Parquet flooring, radiator.

Lounge

15'8" x 11'7" (4.78 x 3.55)

Dual aspect double glazed windows to the front and side, radiator, parquet flooring, gas feature fireplace with stone surround.

Kitchen

15'9" maximum x 9'3" maximum (4.82 maximum x 2.83 maximum)

Matching wall and floor units with contrasting laminate worktop over, space for electric/gas oven, stainless steel sink unit with mixer tap, double glazed window to the side and single glazed window overlooking the sun room. Tiled splashback, further cupboard/pantry.

Sun Room

9'6" x 6'10" (2.92 x 2.10)

Sliding door leading to the garden, patio flooring, plumbing and space for two appliances.

Bedroom 1

13'9" x 11'0" (4.20 x 3.36)

Double glazed window to the front, radiator.

Bedroom 2/Dining Room

13'1" x 9'1" (4.00 x 2.77)

Double aspect double glazed windows to the garden, radiator, laminate flooring.

Bedroom 3

9'10" x 8'11" (3.02 x 2.74)

Double glazed window to the side, radiator.

Shower Room

Tiled walls and tiled floor. Obscure double glazed window to the rear. Walk-in shower, wash hand basin and close coupled w.c. Vinyl flooring.

Outside

To the front of the property is an open plan lawned garden area with flowers and shrubs with central pathway leading to the front door.

Driveway to the side of the property offers off street parking and leads to the:

Garage

Rear Garden

The rear garden is enclosed lawned with various shrubs and plants with two sheds.

PROPERTY DESCRIPTION

Description

A spacious and versatile bungalow offering flexible living, ideal for a variety of buyers.

The accommodation includes a welcoming entrance hall, bright lounge, fitted kitchen, modern shower room, two double bedrooms and a third versatile room—perfect as a bedroom, dining room or home office.

Outside, the property benefits from a beautifully maintained level rear garden offering excellent privacy, plus a front garden, driveway parking for several vehicles and a garage.

Enjoying a desirable location and offered with no onward chain, this superb bungalow provides comfort, practicality and the perfect opportunity to make it your own.

Directions

From Burnham-on-Sea town centre proceed along the Burnham/Highbridge Road into Highbridge and at the roundabout with the junction of Church Street (A38) take a left turn into Church Street and immediately left into Worston Road. Proceed along Worston Road taking the first left into Fairford Road and next right into Fairdean Road. Proceed down Fairdean Road turning next left into Avalon Road.

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

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

Flood Information:

flood-map-for-planning.service.gov.uk/location



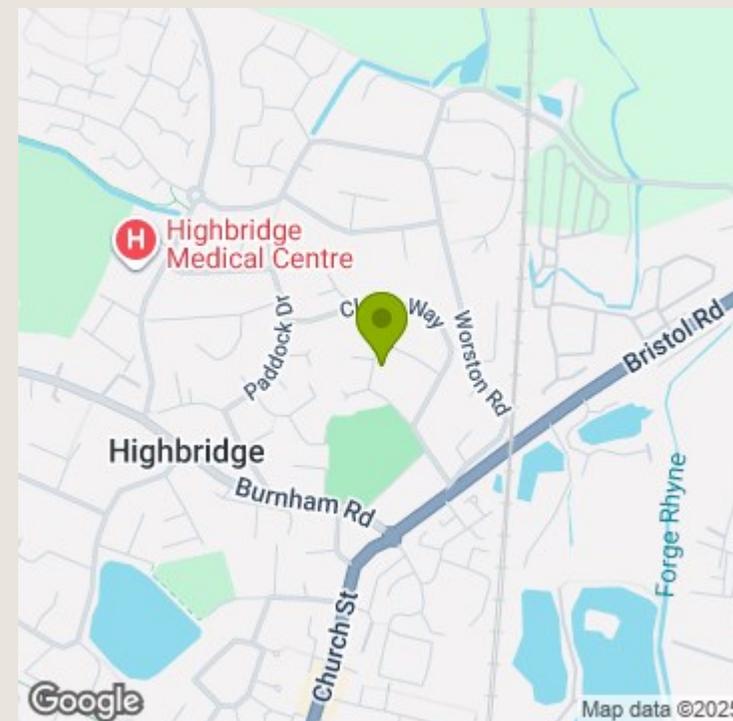




GROUND FLOOR
881 sq.ft. (81.9 sq.m.) approx.



TOTAL FLOOR AREA: 881 sq.ft. (81.9 sq.m.) approx.
While 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

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

