



85 Old Burnham Road

Highbridge, TA9 3JG

Offers In Excess Of £260,000



PROPERTY DESCRIPTION

Located close to local amenities is this recently refurbished 4-bedroom character property. The property benefits from no onward chain. Booking a viewing is highly recommended by the sole selling agents.

*Entrance hallway *Living room *Dining room *Kitchen *Utility *Wet room *Four bedrooms *Bathroom *Off street parking *Gas heating *Double glazed windows
*Must be seen

Local Authority

Somerset 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			83
(69-80) C			
(55-68) D		66	
(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)

Entrance via wooden single glazed door

Entrance Hall

Radiator and stairs leading to the first floor landing.

Lounge

13'7" x 12'3" excluding bay window (4.16 x 3.75 excluding bay window)

Double glazed window to front. Feature fireplace, wood flooring and radiator.

Dining Room

14'6" x 11'1" (4.43 x 3.40)

Double glazed windows to rear and side. Feature fireplace, wood flooring and radiator.

Kitchen

11'8" x 10'11" (3.58 x 3.34)

The kitchen comprises of matching wall and floor units with laminate worktops, space for range cooker, stainless steel sink with mixer tap over, integrated dishwasher, space for fridge/freezer, spotlights and radiator. Double glazed window to side, Upvc double glazed door to the UTILITY ROOM. Another doorway leading to the downstairs SHOWER ROOM.

Utility Room

Space for plumbing for washing machine and tumble dryer. Obscured wood door to the outside, Double glazed window to side, tiled flooring.

Wet Room

10'9" x 4'11" (3.30 x 1.50)

Double glazed obscured window, wet room, walk in shower, hand wash basin, close coupled wc, radiator and extractor fan.

First Floor Landing

Access to loft space.

Bedroom 1

12'2" x 10'2" (3.72 x 3.10)

Feature fireplace, and double glazed window to front.

Bedroom 2

11'9" x 11'1" (3.60 x 3.38)

Feature fireplace, and double glazed window to rear.

Bedroom 3

12'1" x 6'5" (3.70 x 1.98)

Double glazed window to front.

Bedroom 4

11'1" x 7'2" (3.38 x 2.20)

Feature fireplace, built in storage, and double glazed window to rear.

Family bathroom

7'8" x 5'1" (2.35 x 1.56)

Double glazed obscured window to side, close coupled wc, hand wash basin with storage under, panelled bath with rainfall shower over, heated towel rail and tiled splashbacks.

PROPERTY DESCRIPTION

Outside

Externally, the property benefits from a low-maintenance rear garden and parking for two vehicles to the side.

Description

Beautifully presented and recently refurbished throughout, this evenly proportioned four-bedroom character home perfectly blends original charm with modern living. Offered with no onward chain, the property is ideal for buyers looking for a smooth and straightforward purchase.

Retaining attractive period features including original fireplaces and restored wood flooring, the home offers both character and comfort. The spacious lounge flows seamlessly into a bright through-diner layout, creating an ideal space for both relaxing and entertaining. A contemporary fitted kitchen is complemented by a practical utility area and a convenient ground floor wet room with WC.

Upstairs comprises two generous double bedrooms and two well-proportioned single bedrooms, along with a modern family bathroom. A boarded loft provides excellent additional storage space.

Externally, the property benefits from a low-maintenance rear courtyard and parking for two vehicles. Tucked away at the end of a no-through road, the home enjoys a peaceful and private position.

Ideally located close to local amenities and excellent transport links, including a nearby train station, bus stops, and easy access to the M5 motorway, this property is perfectly positioned for commuters and families alike.

Early viewing is highly recommended to fully appreciate all that this charming home has to offer.

Directions

From the roundabout at the junction on Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street which then joins Highbridge Road, proceed to the roundabout with the junction of Marine Drive and proceed over the roundabout turning left into Old Burnham Road. Proceed down Old Burnham Road bearing to the left where the property will be found towards the end of the cul-de-sac on the right hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas heating
- Mains sewerage
- 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

