



17 Mulholland Way

Highbridge, TA9 3FJ

Price £179,950

 BERRYMANS<sup>®</sup>

# PROPERTY DESCRIPTION

An attractive two bedroom coach house situated in a sought after location close to local amenities.



Entrance hall with stairs rising to the first floor\* good sized lounge\* well appointed kitchen/diner\* two double bedrooms\* bathroom\* garage with useful store room.

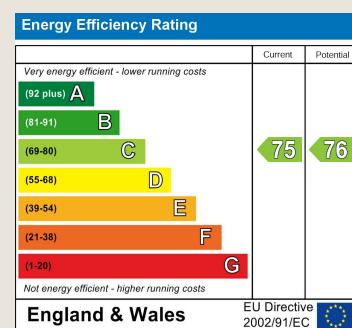


## Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: C



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Part glazed door to the:

### Entrance Hall

Stairs rising to the:

### First Floor Landing

Upvc double glazed window to the rear and access to roof space. Two good sized storage cupboards.

### Lounge

16'11" x 10'0" (5.18 x 3.07 )

Wall mounted electric fire with feature mantel over, television point, two upvc double glazed windows to the front.

### Kitchen

13'5" x 6'9" (4.09 x 2.08 )

Fitted with a comprehensive range of wall and floor units to incorporate single sink drainer unit, integrated electric oven, gas hob and extractor fan, plumbing for automatic washing machine, space for dishwasher, tumble dryer etc, space for fridge/freezer. Cupboard housing the gas boiler supplying domestic hot water and radiators.

### Bedroom 1

11'1" x 10'2" maximum (3.38 x 3.12 maximum)

Built in double wardrobe, upvc double glazed window to the front.

### Bedroom 2

11'1" x 10'0" (3.38 x 3.05 )

Storage cupboard and two upvc double glazed windows to the front.

### Bathroom

6'5" x 5'10" (1.98 x 1.80 )

Comprising panelled bath with shower over and folding screen, close coupled w.c. pedestal wash hand basin and extractor fan. Upvc double glazed obscured window to the rear.

### Outside

Located beneath the property is a:

### Garage

18'9" x 7'6" (5.74 x 2.31 )

With remote control roller door, and door giving access to good size storage cupboard with power.

### Description

This attractive coach house offers well appointed accommodation with private entrance door with stairs rising to the first floor where there is a good sized lounge, well appointed kitchen/diner, two double bedrooms and a well appointed bathroom with gas central heating, double glazing and garage with useful store area.

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

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## Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed towards the M5 and at the roundabout beside Tesco supermarket take the third exit into Frank Foley Parkway. Follow the road to the next roundabout and the first exit into Worston Road. Bear left and proceed into Marconi Drive. Bear left into Mulholland Way and follow the road around to the right and then bear left. The property will then be found on the left hand side.

The property is Freehold.

There may be a charge to Trinity Estates. Details to follow via the solicitors.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

Flood Information:

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

## Agents Note



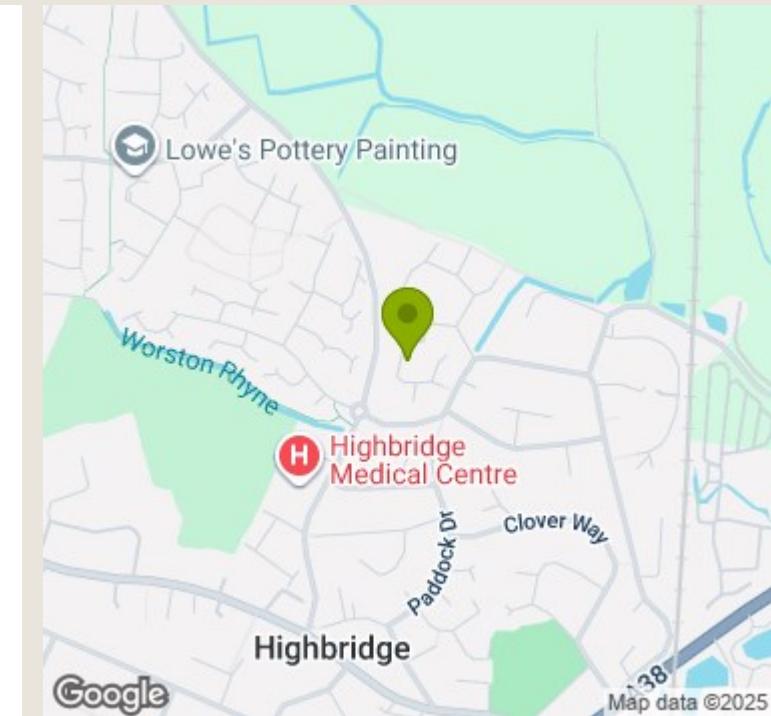




## 17 MULHOLLAND WAY



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.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:  
Allsetsons 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

