

35 Ashlea Park

Highbridge, TA9 3QQ

Price £300,000

BERRYMAN'S

PROPERTY DESCRIPTION

A greatly extended semi detached house offering deceptively sized living accommodation with double garage to the rear offering great potential for numerous alternative uses situated in a highly sought after village location.

Entrance hall* large sitting room* kitchen/dining room* first floor landing* three bedrooms* en suite shower room* family bathroom.

Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: D

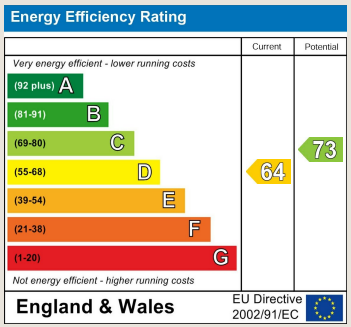












PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed obscured door to the:

Entrance Hall

Stairs rising to the first floor.

Sitting Room

22'2" x 13'4" (6.77 x 4.07)

Media wall, understair storage cupboard and two upvc double glazed bow windows to the front. Part glazed folding doors to the:

Kitchen/Dining Room

25'2" x 7'8" (7.68 x 2.34)

Fitted with a range of wall and floor units to incorporate integrated eye level double oven, electric hob and extractor fan. Integrated fridge/freezer, washing machine and dishwasher. Two upvc double glazed windows to the rear and oil fired boiler supplying domestic hot water and radiators. Upvc double glazed door to outside.

First Floor Landing

Access to roof space.

Bedroom 1

21'1" x 10'1" maximum (6.43 x 3.08 maximum)

Built in mirror wardrobes and upvc double glazed windows to the front and rear.

This rooms offers great potential to be divided into two separate bedrooms should it be required.

En Suite Shower Room

Comprising close coupled w.c., pedestal wash hand basin and a shower cubicle and upvc double glazed obscured window to rear.

Bedroom 2

10'10" plus wardrobes x 10'2" (3.31 plus wardrobes x 3.10)

Upvc double glazed window to the front.

Bedroom 3

8'0" x 7'2" (2.44 x 2.19)

Upvc double glazed window to the rear.

Family Bathroom

6'6" x 5'7" (2.00 x 1.71)

Comprising panelled bath with shower over, pedestal wash hand basin and close coupled w.c. Double glazed obscured window to the rear.

Outside

To the front of the property is an open plan garden with raised border containing shrubs and bushes.

Block pavier driveway offering off street parking for one vehicle.

Rear Garden

Laid for ease of maintenance with large decking area and area laid for ease of maintenance. Oil storage tank.

To the rear of the property is a driveway offering further off street parking which in turn leads to the:

PROPERTY DESCRIPTION

Garage

17'1" x 16'10" (5.23 x 5.14)

With up and over door, light and power.

Within the garage is a CLOAKROOM with close coupled w.c. and pedestal wash hand basin. Plumbing for automatic washing machine. The garage offers great potential for numerous alternative uses to create further accommodation, home office etc subject to any necessary consents.

Description

This attractive semi detached house has been greatly extended and offers deceptively sized living accommodation that must be seen to be fully appreciated.

The property briefly comprises entrance hall, large sitting room, kitchen/dining room, to the first floor there are three bedrooms with the main bedroom having an en suite shower room and there is a family bathroom.

The property benefits from having double glazed windows, oil central heating, large double garage offering great potential for numerous alternative uses subject to any necessary consents.

There is also off street parking to both the rear and the front of the property.

Directions

From Burnham-on-Sea proceed to Highbridge take a right turn onto the A38 (Church Street). Proceed to the next roundabout taking a left turn along Market Street. Proceed over the railway bridge into Walrow and proceed over the next roundabout. Proceed over the motorway bridge turning right at the triangle into Bason ridge. proceed into East Huntspill and at the church take a right into Ashlea Park. Proceed down the road and the property will be found on the left hand side.

Material Information

Additional information not previously mentioned

Council Tax Band-B

EPC-Ordered

- Mains electric and water
- Water metered
- Oil 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



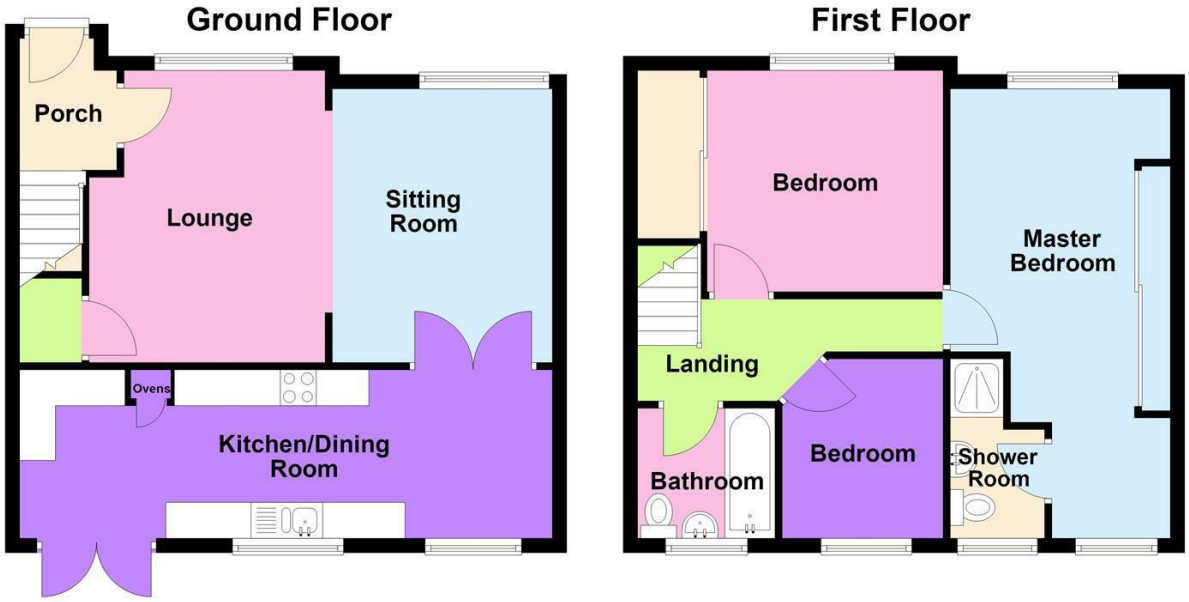














TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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, Amicus Law up to £175 inc VAT Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Lyons Bowes Solicitors up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT, Taylor Rose Ltd. up to £210 inc. VAT