



61 Church Street

Highbridge, TA9 3HU

Guide Price £215,000



PROPERTY DESCRIPTION

PRICE GUIDE £215,000 - £250,000

Located a short distance from local amenities is this generously sized 3 bedroom semi detached house situated in a prime plot. The property is in need of general modernisation and offers great potential, making it ideal for first time buyers or investors.

*Entrance hall *Office/study *Lounge *Kitchen/breakfast room *Cloakroom *Three bedrooms *Family bathroom *Garage *Large front/rear gardens *Gas heating *Upvc double glazed windows *Must be seen

Local Authority

Somerset Council Council Tax Band: B

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			76
(55-68) D	62		
(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)

Upvc double glazed door to:

Entrance hall

Stairs rising to first floor, under stair storage cupboard, and doors leading to the reception rooms

Study/Office

11'1" x 10'5" (3.40 x 3.20)

Radiator and Upvc double glazed window to front. The room also offers the opportunity for a ground floor bedroom, should it be required

Lounge

13'6" x 11'3" (4.13 x 3.45)

Generously sized lounge with a feature fireplace and surround, radiator and Upvc double glazed window to front

Kitchen/Breakfast room

16'8" x 8'7" (5.09 x 2.64)

Fitted with a range of wall and base units with worktop space over, 1 1/2 bowl sink drainer unit, space and plumbing for automatic washing machine, space for oven, space for fridge/freezer, Upvc double glazed window to rear and doorway to:

Rear porch

Upvc double glazed door to the rear garden and doorway to:

Cloakroom

Comprising of a close coupled w/c, and Upvc double glazed window to side

First floor landing

Doors to all first floor rooms and loft access

Bedroom 1

13'5" x 8'9" (4.10 x 2.67)

Generous size bedroom with fitted wardrobes, radiator and Upvc double glazed window to front

Bedroom 2

11'1" x 10'7" (3.40 x 3.25)

With fitted radiator and Upvc double glazed window to front

Bedroom 3

11'1" x 8'7" (3.40 x 2.62)

With fitted radiator and Upvc double glazed window to rear

Bathroom

10'11" x 5'2" (3.34 x 1.60)

Four piece suite comprising of a panelled bath, shower cubicle, close coupled w/c, hand wash basin and Upvc double glazed window to rear

Garage

The garage is situated towards the end of the rear garden, it provides extra storage space and parking to the front

Outside

To the front of the property is a large garden laid to lawn with a flower bed, shrubs and bushes.

PROPERTY DESCRIPTION

To the rear of the property is a large garden with multiple patio areas, planting areas, shrubs and bushes, and access to the garage with parking to the front

Description

Located a short distance from local amenities is this generously sized 3 bedroom semi detached house situated in a prime plot. The property is in need of general modernisation and offers great potential, making it ideal for first time buyers or investors.

The property briefly comprises of an entrance hall, office/study, lounge, kitchen/breakfast room, cloakroom, three bedrooms, family bathroom, garage and large front/rear gardens.

Directions

From Burnham-on-Sea town centre proceed along Highbridge Road which in turn becomes Burnham Road, continue to the junction with the A38 (Church Street) taking a left turn. Continue along the road and just before the railway bridge take a left turn into Worston Road. Take the next left in Fairford Road and proceed down Fairford Road where the property can be found on your left hand side.

Agents Note

The property is subject to an uplift cause of 20% for a period of 20 years. Further information can be found from the selling agent.

Material Information

Additional information not previously mentioned

Council Tax Band-B

EPC-D

- 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



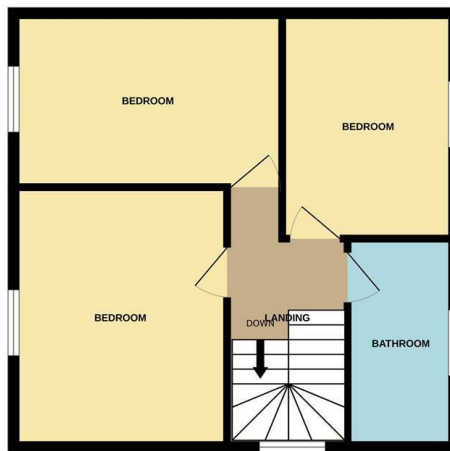




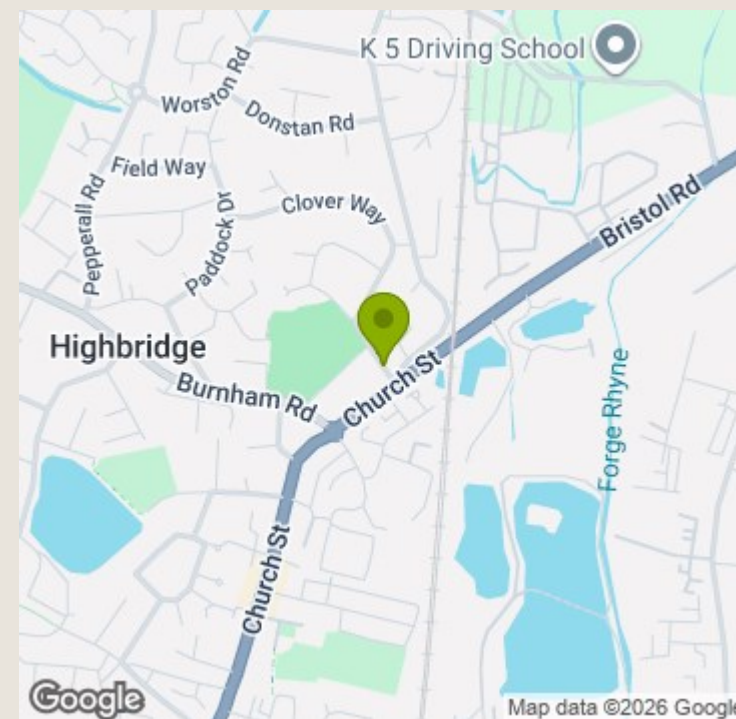
GROUND FLOOR



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

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

