

POPLAR ESTATE

Highbridge, TA9 3AN

Offers In Excess Of £230,000

Tamlyns

PROPERTY DESCRIPTION

Within the Poplar Estate of Highbridge, this extended semi-detached house offers three well-proportioned bedrooms, this property is ideal for families or those seeking extra space along side the two bathrooms which provide ample facilities for a larger household, the house features a dual aspect living room with a separate dining room and a modernised kitchen and a downstairs wet room.

This property in its modernised interior, which has been thoughtfully designed to meet the needs of contemporary living. While still being close to essential amenities, residents will find shops, schools, and recreational facilities just a short distance away.

Whether you are a first-time buyer or looking to relocate, this property is sure to impress with its modern features and prime location.

Situation

*Extended 3 bedroom home *Semi detached *Lounge *Kitchen* Dining room
*Downstairs Wet Room *Bathroom *Enclosed rear garden *side access

Local Authority

Somerset Council Tax Band: B
Tenure: Freehold
EPC Rating: D

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

01278 454500

house.sales@tamlyns.co.uk





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Accomodation
All sizes are approximate.

Entrance Hall
Doors to living room and kitchen and doors to under stairs storage cupboard with a Gas radiator, smoke detector and thermostat.

Living Room

13'3" x 10'7" (4.056m x 3.233m)
Dual aspect double glazed windows to front & side, enclosed gas radiator with door in to:

Dining Room

11'11" x 8'11" (3.656m x 2.719m)
Double glazed window to front, gas radiator and opening into:

Kitchen

15'3" x 9'0" (4.670m x 2.761m)
Double glazed window to rear, upper cabinets and base units including the Gas boiler with a door to a storage cupboard with the immersion tank, gas radiator with opening hall to:

Shower Room

10'0" x 8'4" (3.063m x 2.561m)
Double glazed window to rear, gas radiator, WC, sink basin, shower wet room and extractor fan.

Landing
Double glazed window to side and doors to all upper rooms including upstairs storage cupboard, gas radiator, loft access with smoke detector.

Bedroom One

11'8" x 10'10" (3.561m x 3.308m)
Double room with double glazed window to front with gas radiator and space for built-in cupboard.

Bedroom Two

10'9" x 10'7" (3.288m x 3.239m)
Double bedroom with double glazed window to front, gas radiator and space for storage.

Bedroom Three

9'0" x 8'7" (2.747m x 2.629)
Double room with double glazed window to rear, gas radiator.

Bathroom

6'5" x 5'6" (1.978m x 1.699m)
WC, bath with shower and sink basin, double glazed window to rear, gas radiator and base storage units.

Garden
North facing rear garden with outside tap, electric sockets to front & rear, generous sized shed with side access.

Material Information...

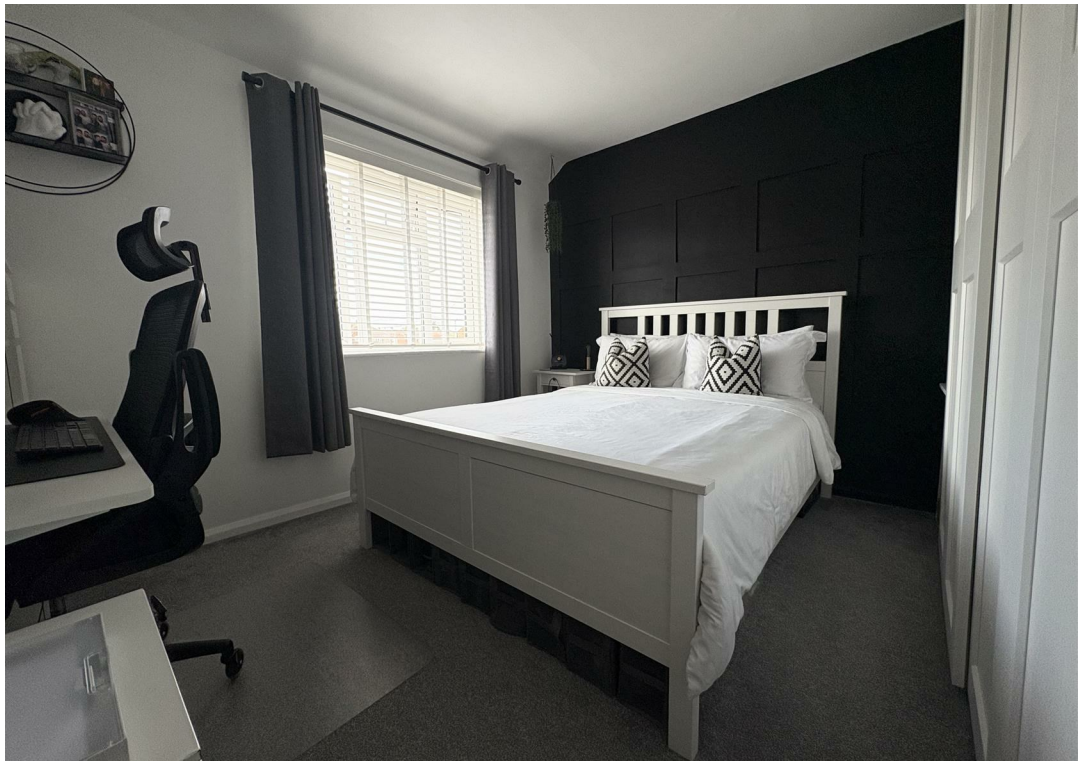
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Additional information not previously mentioned
- Mains electric, gas and water.
- Gas central heating.
- Never Flooded.
- Mains Sewerage.
- Internet Fibre and Mobile signal coverage.

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













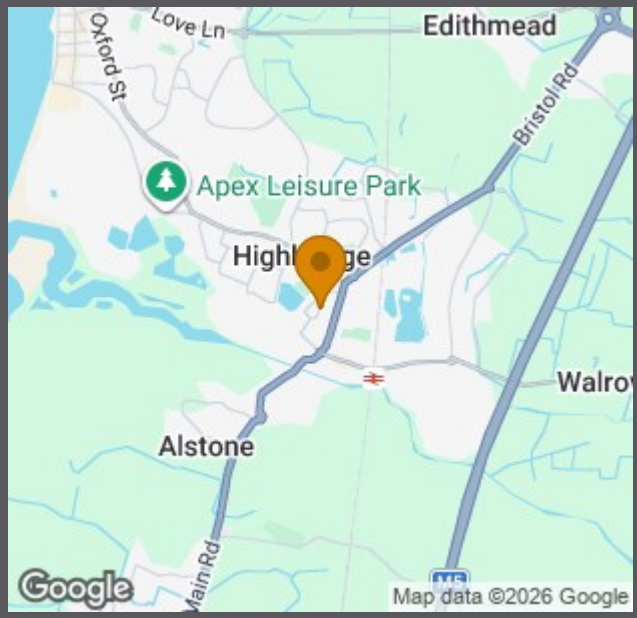


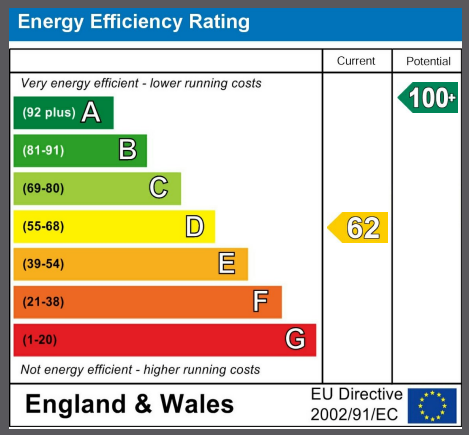




PLAN







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. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location 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 uplon for furnishing purposes and all approximate.

3. Tamlyns Estate Agents may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £240 inc VAT, HD Financial Ltd up to £240 inc VAT

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