



17 Huish Close

Highbridge, TA9 3HF

Price £225,000



PROPERTY DESCRIPTION

A deceptively spacious, three/four bedroom terraced house, situated in a convenient location on the outskirts of Highbridge town centre.

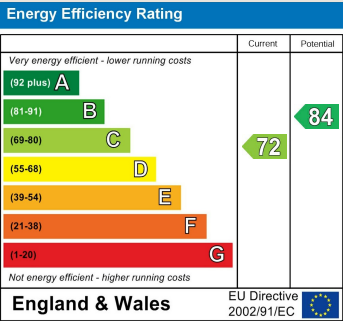
Entrance porch* Entrance hall* Ground floor cloakroom* Lounge/diner*
Kitchen/breakfast room* Three bedrooms* Fourth bedroom/office/dressing room*
Family bathroom* Gas central heating* Double glazing* Low maintenance gardens to the front and rear* Possible off street parking (subject to all necessary permissions)

Local Authority

Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating: C



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Double glazed obscured entrance door and side panel to the:

Entrance Porch

Double glazed windows to both sides and tiled floor. Double glazed door with obscure glazed panels to the:

Entrance Hall

Radiator and stairs rising to the first floor.

Cloakroom

4'4" x 3'9" (1.34 x 1.16)

Low level w.c., wall mounted electric heater, corner wash hand basin and high level obscure double glazed window.

Kitchen/Dining Room

20'5" overall x 9'3" (6.23 overall x 2.84)

With tiled floor, space for dining table and fitted with a range of white fronted base cupboards and drawers with matching wall mounted cupboards and contrasting worktops over with space under for fridge and washing machine. Electric oven with four ring gas hob and extractor over, single drainer stainless steel sink unit, tiled splashbacks, two double glazed windows overlooking the side and the rear. Half glazed double glazed door to the rear garden. Deep understair storage cupboard. Door to the:

Lounge

22'1" overall x 10'6" maximum (6.74 overall x 3.21 maximum)

With tiled floor, two radiators, double glazed window to the front and door to the hallway. Sliding patio doors to the rear garden.

First Floor Landing

Access to roof space. Built in airing cupboard with gas fired boiler.

Bedroom 1

12'4" x 9'2" plus door recess (3.76 x 2.81 plus door recess)

Radiator and double glazed window to the front.

Bedroom 2

11'3" x 9'0" (3.45 x 2.76)

Double glazed window to the rear. Radiator.

Door to:

Bedroom 3/Office/Dressing Room

10'6" x 9'3" (3.21 x 2.84)

Radiator, double glazed window to the rear.

Bedroom 4

9'1" x 9'2" (2.79 x 2.81)

Stairs bulkhead, radiator, double glazed window to the front.

Bathroom

8'6" x 5'1" (2.6m x 1.56m)

Fitted with a white suite comprising panelled bath with shower over, wash hand basin and low level w.c. Tiled walls and radiator

Outside

The garden area to the front of the property has been laid to gravel for ease of maintenance with pathway to the front door and is surrounded by low level timber fencing.

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(Possible parking could be created subject to the necessary consents and dropping of the curb to the front. Prospective purchasers are to make their own inquiries).

Rear Garden

The rear garden is laid to a patio area with surrounding timber fencing. Outside tap and storage shed.

Description

This deceptively spacious, three/four bedroom, family home is situated on the outskirts of Highbridge and well placed for all nearby amenities.

The accommodation is arranged over two floors and briefly comprises:

Entrance porch, entrance hall with cloakroom off, spacious kitchen/breakfast room and 'front to back' lounge/diner with patio doors to the rear garden. To the first floor there are three bedrooms one of them benefitting from another room off which could be used in a variety of ways, office, dressing room or, if required a fourth bedroom. There is also a family bathroom to the first floor. The property benefits from gas central heating and double glazing.

Externally, there is an enclosed, gravelled front garden which (subject to there being no restrictions, with all necessary consents and a dropped kerb) could be utilised as parking. The garden to the rear is again enclosed and laid to patio with a storage area.

An internal inspection is the only way to fully appreciate the space this property has to offer.

Directions

From the Esso garage at the top of Love Lane, turn left onto Oxford Street which becomes Highbridge Road. At the mini roundabout, proceed straight over onto Burnham Road. Upon reaching the next roundabout, take the second exit and turn right by the Co-op convenience store into Morland Road. Take the first right into North Avenue and first right into Huish Close where the property can be found on the right hand side.

Material Information

Additional information not previously mentioned

Council Tax Band-B

EPC-C

- 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

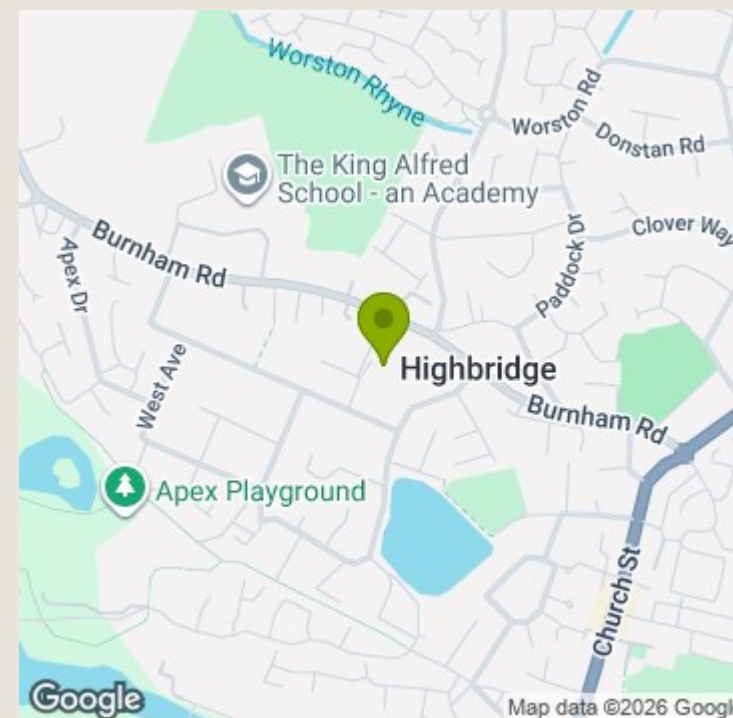
Flood Information:

flood-map-for-planning.service.gov.uk/location









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. Berryman's 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, Tamlyn's & Sons up to 120 inc VAT

