



2 Paddock Drive

Highbridge, TA9 3LQ

Price £235,000

 **BERRYMAN'S**

PROPERTY DESCRIPTION

An attractive two bedroom semi detached bungalow situated in a good sized plot in a convenient location close to local amenities.

Entrance hall* lounge* kitchen with good size side porch/utility off* two bedrooms* shower room* upvc double glazing* gas central heating* garage* off street parking* corner plot with potential to create further parking.



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			
(55-68) D		63	74
(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 obscured door with matching side panel to the:

Entrance Hall

Door to the:

Lounge

16'4" x 11'10" (4.98 x 3.61)

Double glazed window to the front, feature fire surround and sliding door to the:

Kitchen

9'4" x 6'9" (2.87 x 2.06)

Fitted with a range of wall and floor units to incorporate one and a half bowl drainer sink unit, pantry, electric cooker point, double glazed window to the side and double glazed door to the side porch.

Side Porch

17'10" x 5'5" (5.45 x 1.66)

Two upvc double glazed windows to the side, upvc double glazed obscure doors to the front and rear.

Inner Hallway

Two storage cupboards and access to roof space.

Bedroom 1

11'3" x 8'7" (3.44 x 2.62)

Open fronted wardrobes and double glazed window to the rear.

Bedroom 2

10'1" x 7'11" (3.09 x 2.43)

Patio doors to the rear garden.

Shower Room

6'1" x 5'0" (1.86 x 1.54)

Corner shower cubicle, vanity wash hand basin with cupboards below, close coupled w.c. with concealed cistern, shaver point, extractor fan and upvc double glazed obscured window to the rear.

Outside

To the front of the property is an open plan front garden laid for ease of maintenance.

Driveway offering off street parking which leads to the:

Garage

17'2" x 7'8" (5.25 x 2.34)

Remote control roller door, window to the rear and personal access door to the rear garden.

To the right hand side of the property is a further area of open plan garden laid to lawn offering great potential for the creation of further parking etc should it be required.

Rear Garden

Good size enclosed corner garden which is part walled with a good size lawned area with borders containing shrubs and bushes.

PROPERTY DESCRIPTION

Description

This ever popular design of semi detached bungalow is situated in a highly sought after residential location close to local amenities set in a prime plot and briefly comprises entrance hall, lounge, kitchen with good size utility/porch off, two bedrooms and shower room. There are double glazed windows, gas central heating, garage, off street parking and good size enclosed gardens. There is an additional area of garden to the side of the property offering great potential for parking of further vehicles etc.

Directions

At the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed towards Tesco supermarket and at the roundabout take a right turn into Frank Foley Parkway. Continue to the next roundabout proceeding straight across into Pepperall Road. Take the first left into Field Way and right into Paddock Drive. Proceed down Paddock Drive and the property will be found on the left hand side.

Material Information

Additional information not previously mentioned

- 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

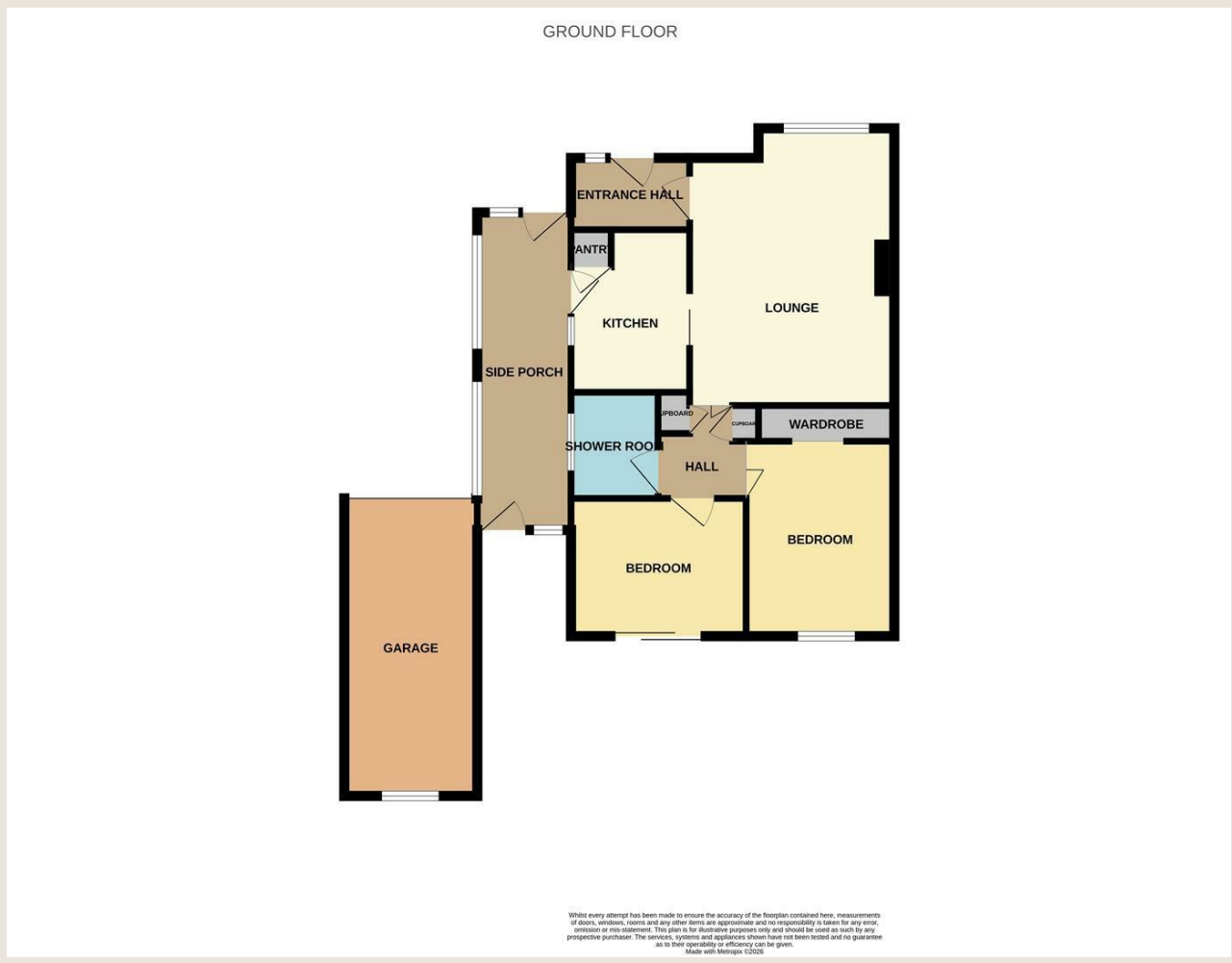
Flood Information:

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. 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

