



3 Walrow Terrace

Highbridge, TA9 4AA

Price £197,500

 **BERRYMAN'S**

PROPERTY DESCRIPTION

This cottage style property offers bright open plan living space on the ground floor with attractive lounge/diner, kitchen and large ground floor four piece suite bathroom. To the first floor there are two double bedrooms. To the rear there is a courtyard garden and allocated parking to the front.

The property is conveniently situated in a quiet "tucked away" location with amenities available close by including the railway station, bus services, supermarkets and a variety of retail shops.

This attractive home would make an ideal first time buy or equally as a buy to let investment.

*Entrance hall *Lounge/dining room *Kitchen *Four piece suite bathroom *Two double bedrooms *Courtyard garden *Upvc double glazed windows *Convenient location

Local Authority

Somerset Council Tax Band: A

Tenure: Freehold

EPC Rating:



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		
(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 entrance door to:

Entrance hall

Door through to:

Lounge/dining area

11'8" x 6'7" (3.58 x 2.03)

Open plan lounge/dining area. The lounge area benefits from having a Upvc double glazed window to front and room for ample of seating.

Wooden door leading to the first floor bedrooms.

The dining area has a built in storage unit and space for dining table and chairs

Kitchen

11'8" x 6'7" (3.58 x 2.03)

Fitted with a range of matching wall and floor units with worktop surfaces, sink drainer unit with mixer tap over, integrated four ring gas hob and electric oven, extractor fan, space for fridge/freezer, space and plumbing for automatic washing machine, door to bathroom and Upvc double glazed door to the courtyard garden

Bathroom

11'5" x 5'4" (3.48 x 1.65)

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

Bedroom 1

14'11" x 14'1" (4.55 x 4.30)

Generously sized room with two Upvc double glazed windows to front, space for storage units and radiator

Bedroom 2

9'3" x 9'3" (2.82 x 2.82)

Upvc double glazed window to rear, space for storage and radiator

Outside

To the front of the property is allocated parking for 2 vehicles.

To the rear of the property is an enclosed courtyard style garden with brick walls.

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Directions

From Burnham-on-Sea town centre proceed in a south easterly direction along Marine Drive and at the mini roundabout bear right towards Highbridge. Continue to the Church Street junction (A38) and turn right. Proceed to the next mini roundabout and turn left into Market Street. Continue over the railway Bridge and turn immediately left where No.3 will be found on your right hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water not 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

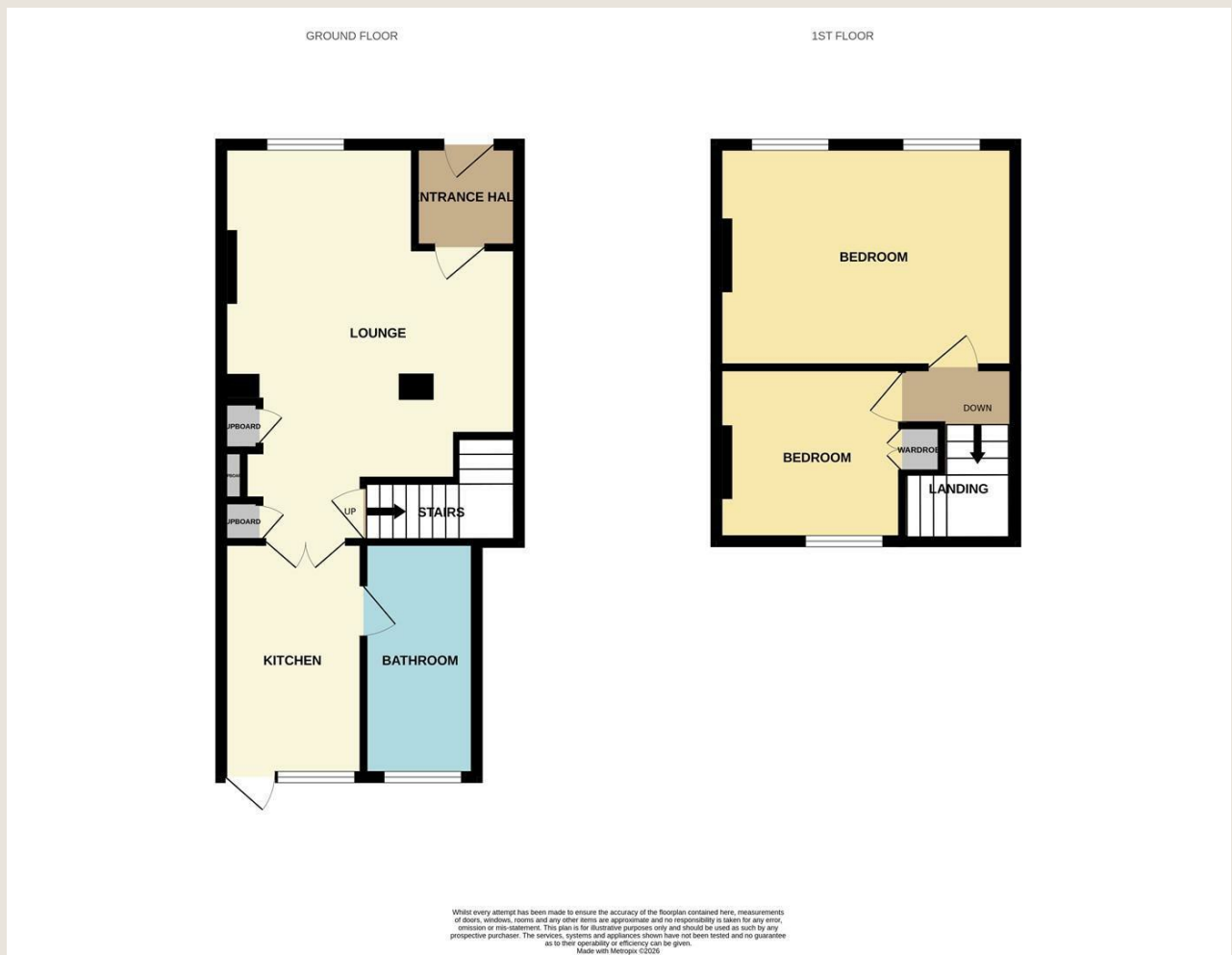
Flood Information:

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

