

14 Donstan Road

Highbridge, TA9 3JZ

Price £265,000

BERRYMAN'S

PROPERTY DESCRIPTION

An opportunity to purchase a well-proportioned, two bedroom, detached bungalow, situated in a level, non estate location on the outskirts of both Highbridge and Burnham on Sea

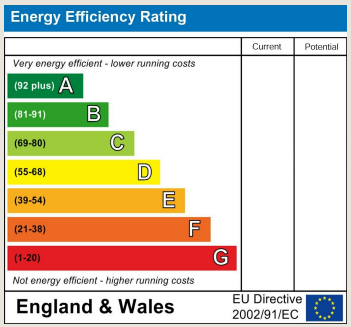
Entrance hall* Dual aspect Lounge* Kitchen/diner* Rear porch* Two good-size bedrooms* Bathroom* Double glazing* Good size plot with lawned gardens to front and rear* Driveway parking* Detached single garage* In need of modernisation*

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating:













PROPERTY DESCRIPTION

Accommodation

Open storm porch with double glazed door to:

Entrance hall

Door to:

Lounge

12'6" x 10'5" maximum (3.82 x 3.20 maximum)

Dual aspect double glazed windows overlooking the front and side.

Fireplace with wooden surround and wooden hearth

Kitchen/diner

11'7" x 8'6" (3.54 x 2.61)

With a range of base units and drawers with matching wall mounted cupboards, worktop with space under for white goods, space for fridge/freezer, double drainer stainless steel sink unit, double glazed window overlooking the rear garden, tiling to splashbacks. Door to:

Rear porch

6'2" x 2'7" (1.89 x 0.81)

Of double glazed construction with door to the rear garden

Bedroom

11'6" maximum into fitted wardrobes x 9'3" (3.51 maximum into fitted wardrobes x 2.83)

Double glazed window overlooking the front garden, fitted wardrobe with hanging rail and shelving

Bedroom

10'6" x 7'10" (3.21 x 2.41)

With dual aspect double glazed windows to the rear and side

Bathroom

8'1" maximum x 6'1" maximum (2.47 maximum x 1.86 maximum)

Comprising of a panelled bath with wall mounted shower over, pedestal wash hand basin, low level w/c, tiling to splashback areas, high level obscured double glazed window

Outside

The garden to the front of the property is laid mainly to lawn with low level wall and fencing bordering, driveway to the side via double gates providing parking for numerous multiple vehicles and access to the GARAGE.

The side gate gives access to the rear garden which is laid mainly to lawn with hard standing seating area surrounded by timber fencing and there is also a greenhouse. Outside tap.

Garage

17'1" x 8'1" (5.21 x 2.48)

With metal up and over door, side personal access door to the rear garden and window overlooking the rear garden

Description

This detached, two bedroom bungalow comes to the market with great

PROPERTY DESCRIPTION

potential for improvement.

Situated in a popular, non estate position, ideally located for both the town centres of Highbridge and Burnham on Sea with it's High Street and sea front beyond.
The accommodation is well proportioned a comprises; entrance hall, dual aspect lounge, kitchen/diner, rear porch, two bedrooms and a bathroom.

Outside, the good size plot has an enclosed garden area to the front, generous driveway to the side for parking which leads to the detached garage. The rear gardens are laid mainly to lawn with a greenhouse.
An early inspection to view is recommended.

Directions

From the M5 motorway, junction 22 at Edithmead, take the 2nd exit towards Burnham on Sea. Upon reaching the roundabout by Tesco Supermarket, take the first exit onto Frank Foley Parkway and continue until reaching the next roundabout. Take the first exit onto Worston Road and first right into Donstan Road where the bungalow can be found on the left hand side.

Material Information

Additional information not previously mentioned

- Mains electric and water
- Water metered
- Gas heating
- Mains sewerage.
- No flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.
- EPC band - TBC
- Council tax band - C

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



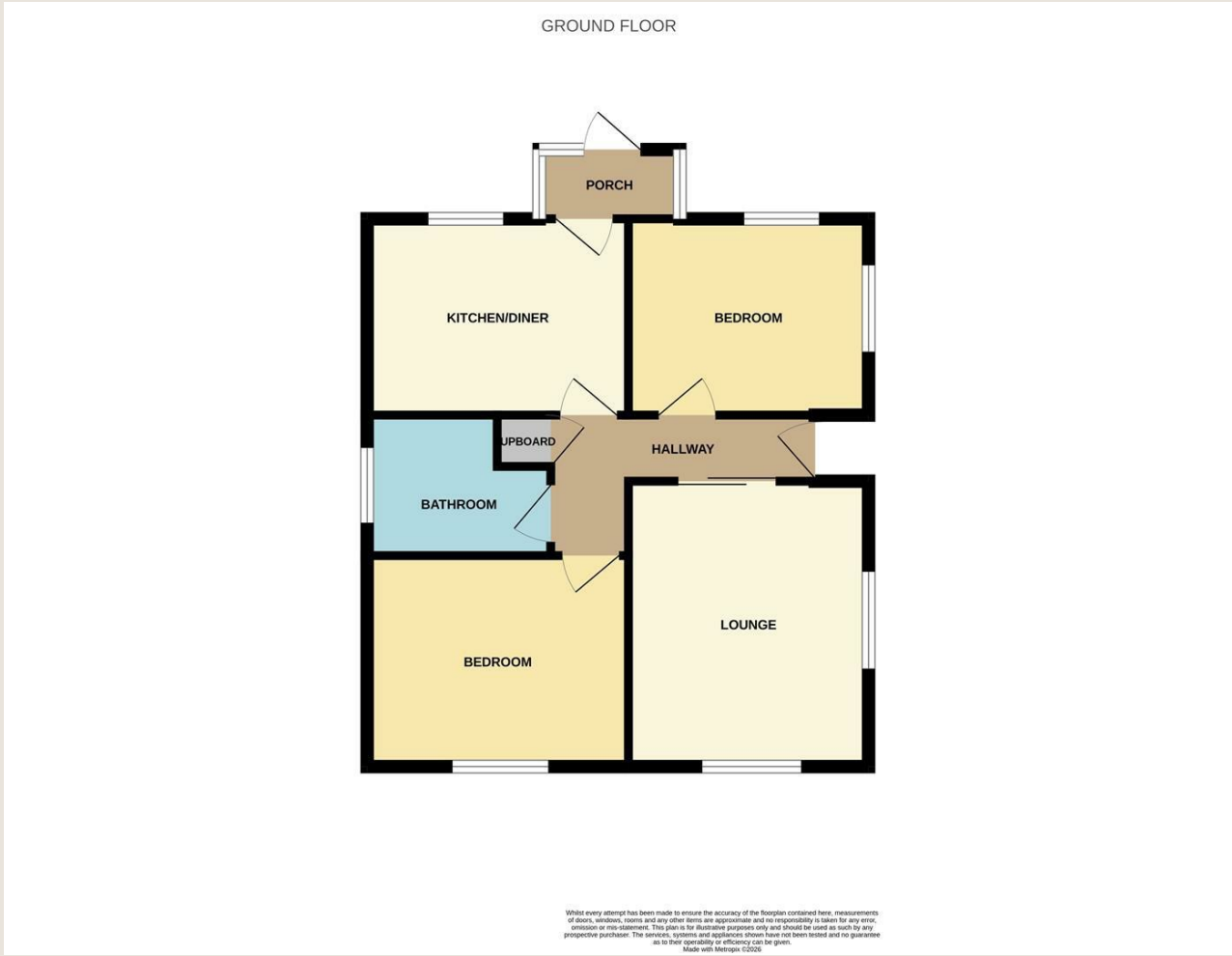


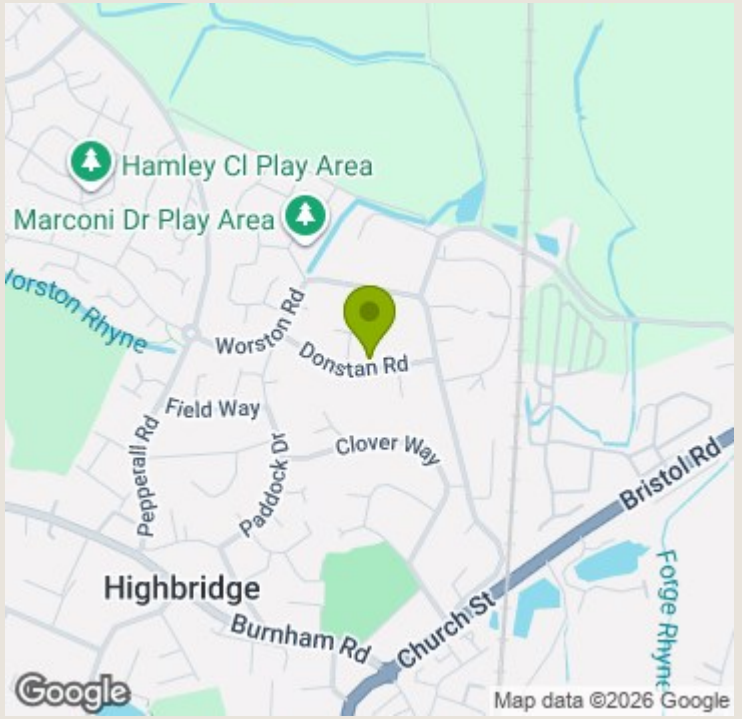












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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, Lyons Bowes Solicitors up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT, Taylor Rose Ltd. up to £210 inc. VAT

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