



2 Lakeside Bristol Road

Highbridge, TA9 4EX

Price £249,995

 **BERRYMAN'S**

# PROPERTY DESCRIPTION

Attractive three bedroom semi detached house enjoying an aspect over a private lake to the front.

Entrance hall\* lounge/diner\* kitchen\* conservatory\* three bedrooms\* family bathroom\* garage\* off street parking\* enclosed garden to the rear and aspect over lake to the front. Gas central heating and upvc double glazed windows.

## Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Upvc double glazed obscured door to the:

### Entrance Hall

Stairs rising to the first floor.

### Lounge/Diner

24'5" x 12'6" maximum (7.45 x 3.83 maximum)

Understair storage cupboard and upvc double glazed bow window to the front. Upvc double glazed window to the rear.

### Kitchen

9'11" x 7'9" (3.03 x 2.37)

Fitted with a range of wall and floor units to incorporate integrated oven, hob and extractor fan, one and a half bowl drainer sink unit, space for fridge/freezer, wall mounted gas boiler supplying domestic hot water and radiators, upvc double glazed window to the rear and upvc double glazed door opening to the:

### Conservatory

10'3" x 8'0" (3.13 x 2.44)

Part brick and part upvc double glazed construction. Sliding patio door opening to the rear garden.

### Bedroom 1

12'9" x 8'7" (3.89 x 2.62)

Upvc double glazed window with aspect over the lake, built in wardrobe.

### Bedroom 2

8'9" x 8'7" (2.69 x 2.64)

Upvc double glazed window to the rear. Built in wardrobe.

### Bedroom 3

9'5" x 6'7" (2.89 x 2.01)

Upvc double glazed window with aspect over the lake.

### Bathroom

6'7" x 5'5" (2.01 x 1.66)

Comprising panelled bath with mixer tap and shower attachment. Close coupled w.c. pedestal wash hand basin, extractor fan and upvc double glazed obscured window to the rear.

### Outside

To the front of the property is an open plan garden laid to lawn.

To the left hand side of the property is a driveway leading to the:

### Garage

With up and over door.

Side gate gives access to the:

### Rear Garden

Enclosed and laid to lawn with patio area and pond.

# PROPERTY DESCRIPTION

## Description

This attractive property is situated on the ever popular lakeside development with the property enjoying a picturesque aspect over the communal lake to the front.

The property offers well proportioned living accommodation which comprises entrance hall, lounge/diner, kitchen with conservatory off.

To the first floor there is a landing, three bedrooms and bathroom.

The property further benefits from having a garage, off street parking, gas central heating and upvc double glazed windows.

## Directions

From the motorway roundabout at Edithmead proceed towards Highbridge along the A38. At the next roundabout continue along the A38 passing the Bristol Bridge Inn taking the next turn into the Lakeside Development. Upon entering the development bear to the left where 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)

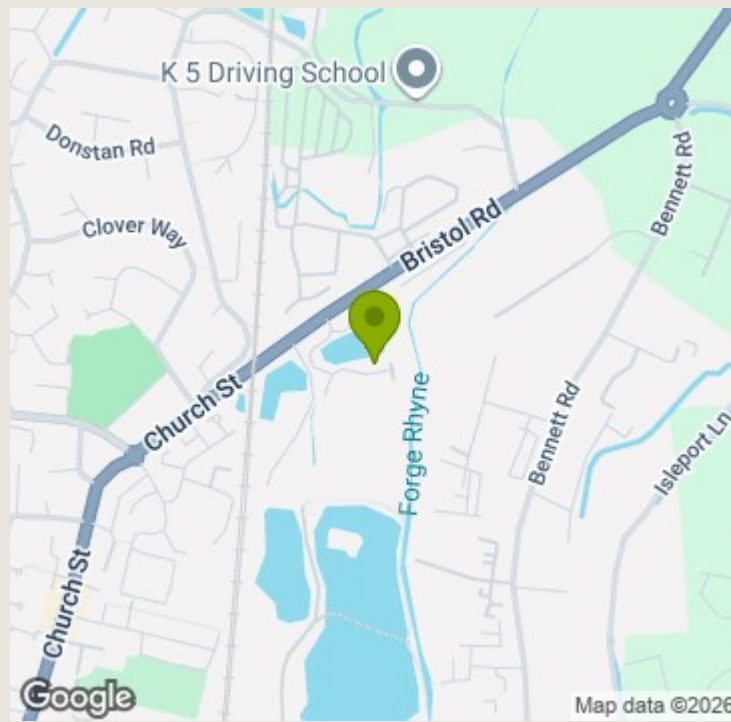
## Agents Note

Voluntary Management fee of £180.00 per year (payable in January) for maintenance of grass and trees in communal areas. We are informed by the Vendor the fee has been paid for 2026 so due again January 2027









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

**01278 793700**

[sales@berrymansproperties.net](mailto: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

