



19 Apex Drive

Highbridge, TA9 3ES

Price £285,000



PROPERTY DESCRIPTION

Attractive three bedroom semi detached chalet style property being offered for sale for the first time in over 40 years offering highly flexible living accommodation situated in a convenient location close to local amenities within a short walk of The Apex Park.

Entrance porch* entrance hall* lounge* kitchen/breakfast room* conservatory* study* ground floor bedroom* ground floor bathroom* first floor landing* two double bedrooms* bathroom with bath and shower* upvc double glazed windows* gas central heating* garage* long driveway* attractive beautifully maintained gardens to the front and rear. Must be seen.

Local Authority

Somerset Council Council Tax Band: C

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 obscured door to the:

Entrance Porch

Upvc double glazed windows to either side and further upvc double glazed door to the:

Entrance Hall

Understair storage cupboard and linen cupboard.

Lounge

16'11" x 10'10" (5.17 x 3.32)

Feature fire surround with gas fire.

Kitchen/Breakfast Room

10'8" x 10'7" (3.26 x 3.25)

Fitted with a range of wall and floor units to incorporate one and a half bowl drainer sink unit with plumbing for automatic washing machine, space for fridge/freezer, integrated eye level double oven, gas hob and extractor fan. Upvc double glazed window to the side and wooden window to the rear. Door opening to the:

Conservatory

12'5" x 10'11" (3.79 x 3.34)

Of brick and upvc double glazed construction with two upvc double glazed French doors opening to the rear garden. Upvc double glazed windows to the side.

Study

10'5" x 8'3" (3.19 x 2.52)

Upvc double glazed window to the front and stairs rising to the first floor landing.

Bedroom 1

13'8" x 10'9" (4.18 x 3.28)

With built in wardrobes, upvc double glazed window to the rear.

Ground Floor Bathroom

7'4" x 6'7" (2.24 x 2.01)

Panelled bath with shower over, pedestal wash hand basin and close coupled w.c. Upvc double glazed obscured window to the side.

First Floor Landing

Storage space and upvc double glazed window to the front.

Bedroom 2

13'9" x 10'2" narrowing to 7'10" (4.21 x 3.11 narrowing to 2.39)

Upvc double glazed window to the rear.

Bedroom 3

11'9" x 10'4" (3.60 x 3.17)

Upvc double glazed window to the front.

Bathroom

13'3" x 6'5" (4.04 x 1.98)

Panelled bath, separate shower cubicle, vanity wash hand basin with cupboards below, close coupled w.c. Heated towel rail and access to eaves storage. Upvc double glazed obscured window to the side.

Outside

To the front of the property is a boundary fence with the front garden being a particular feature of the property with good size lawn area with borders containing numerous shrubs and bushes.

Long driveway offers off street parking for numerous vehicles and access to the:

Garage

16'5" x 8'0" (5.02 x 2.45)

With up and over door, light and power. Personal access door to the rear garden.

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Side gate gives access to the:

Rear Garden

Enclosed and enjoying a sunny aspect with lawn area and borders containing numerous shrubs and bushes. Two storage sheds, outside light and outside tap.

Description

This attractive semi detached chalet style property offers highly flexible living accommodation and is situated in a convenient location within a short walk of The Apex Park and within close proximity of Burnham-on-Sea town centre and sea front.

The property briefly comprises entrance porch, entrance hall, good size lounge, kitchen/breakfast room with good size conservatory off, study area with stairs rising to the first floor, good size ground floor double bedroom and bathroom.

To the first floor there is a landing, two double bedrooms and bathroom with both a bath and a shower.

The property benefits from gas central heating, upvc double glazed windows, garage and long driveway offering off street parking for numerous vehicles and there are well maintained gardens to the front and rear.

An early application to view is strongly recommended by the vendors selling agents.

Directions

From the High Street proceed inland along Oxford Street taking a right turn along the Burnham/Highbridge Road. Proceed over the mini roundabout at the junction of Marine Drive and take a right turn into Apex Drive. Proceed down Apex 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
- Full fibre broadband recently installed.

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

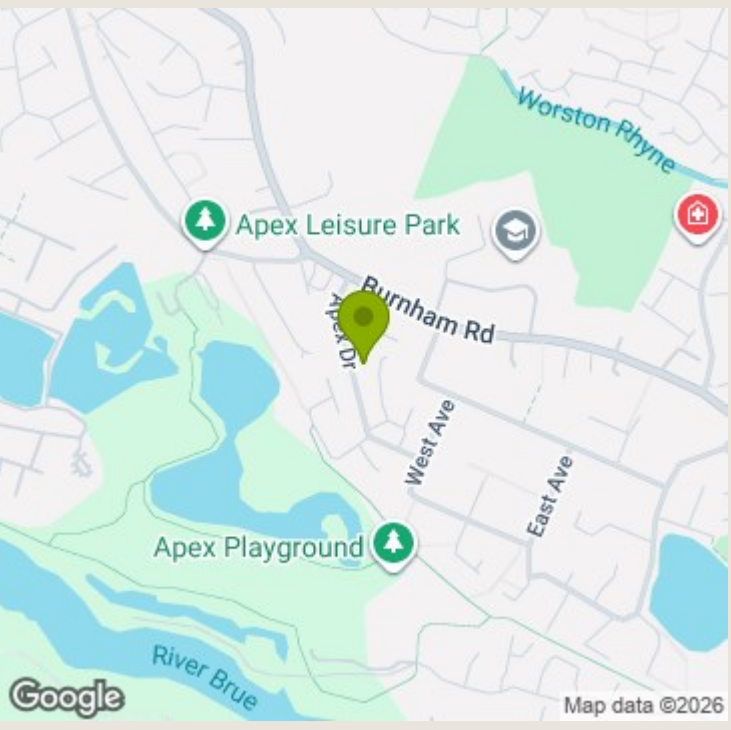
Flood Information:

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

