

25 Paddock Drive

Highbridge, TA9 3LH

Price £315,000

BERRYMAN'S

PROPERTY DESCRIPTION

Situated a short distance from Symphony North Healthcare is this extremely well presented detached bungalow positioned on a corner plot. The property boasts beautifully presented front, side and rear gardens and offers parking for multiple vehicles. Internally the property benefits from having a modern kitchen, generously sized triple aspect lounge, two bedrooms and family bathroom. The property is offered with no onward chain.

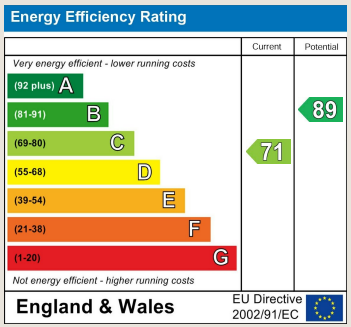
*Corner plot *Detached *Entrance hall *Lounge/dining room *Kitchen *Two bedrooms *Family bathroom *Mature gardens *Gas heating *Upvc double glazed windows *Off street parking *Garage

Local Authority

Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: C













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Accommodation (measurements are approximate)

Access to the property via Upvc obscured double glazed door

Entrance hall

Access to two storage cupboards, loft hatch giving access to the part boarded loft space, and doorways to all rooms.

Lounge/Dining Room

23'0" x 10'5" (7.03 x 3.20)

Generously sized triple aspect room with a multi fuel burner, Upvc double glazed bay window to front, side window and sliding doors to the rear garden

Kitchen

11'5" x 7'8" (3.50 x 2.36)

Modern kitchen comprising of wall and base units with worktop over, electric cooker and hob, space and plumbing for automatic washing machine, space and plumbing for slimline dishwasher, space for fridge freezer, stainless steel sink/drainer unit with mixer tap, cupboard housing the gas boiler supplying domestic hot water and radiators, Upvc double glazed window to front and Upvc obscured double glazed door to the side entrance/garage

Bedroom 1

11'4" x 11'0" (3.46 x 3.36)

Generously sized room with space for ample of storage units, radiator and Upvc double glazed window to rear enjoying an aspect of the mature garden

Bedroom 2

11'4" x 6'3" excluding wardrobe space (3.46 x 1.93 excluding wardrobe space)

Fitted with a range of wardrobes to provide ample storage, radiator and Upvc double glazed window to rear enjoying an aspect of the mature garden

Bathroom

8'0" maximum x 8'0" maximum (2.45 maximum x 2.44 maximum)

Fitted with a modern suite comprising of a panelled bath with shower over, close couple w/c, hand wash basin, wall storage, radiator and Upvc obscured double glazed window to front

Garage

Up and over door, power and lighting. Upvc double glazed door to provide side access.

Outside

To the front of the property is a brick paved driveway and gravel area to provide off street parking for multiple vehicles. The property benefits from being in a corner plot position that boasts beautifully presented, mature front and side gardens with shrubs and bushes.

To the rear of the property is an enclosed, mature, extremely well presented, west facing garden laid principally to lawn with a patio area, wall and fence boundaries with shrub and bush borders. There are two access gates on either side of the property and and outside tap.

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Directions

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

Material Information

Additional information not previously mentioned
Council Tax Band-C
EPC-C

- 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



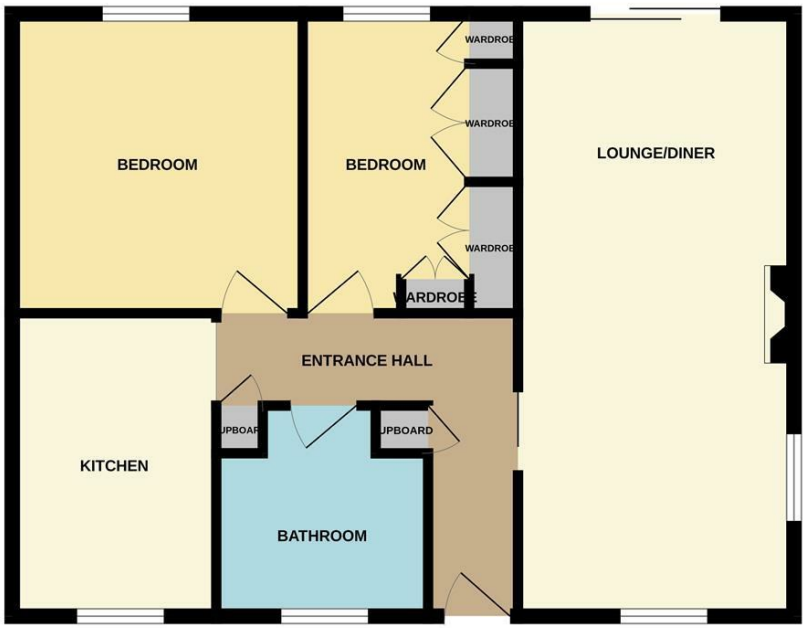




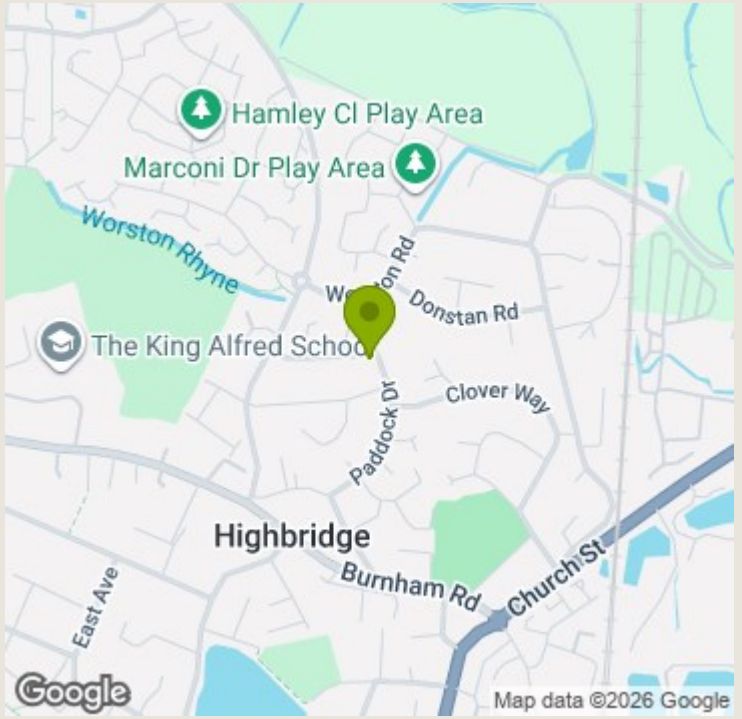








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 793700

sales@berrymansproperties.net

IMPORTANT NOTICE

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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

BERRYMAN'S

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