

34 Somerset Way

Highbridge, TA9 4AT

Price £149,950

BERRYMAN'S

PROPERTY DESCRIPTION

A purpose built two bedroom coach house with garage and off street parking situated in a convenient location close to Highbridge town centre.

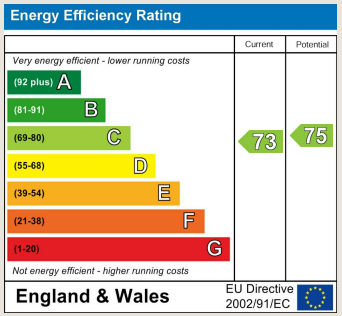
Entrance door to the entrance hall with stairs rising to the first floor* lounge/diner* kitchen* two double bedrooms* bathroom* gas central heating* garage* designated off street parking.

Local Authority

Somerset Council Tax Band: A

Tenure: Leasehold

EPC Rating: C













PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Double glazed entrance door to the entrance hall with stairs rising to the first floor landing.

First Floor Hallway

Built in airing cupboard, radiator and access to roof space. Upvc double glazed window to the rear.

Lounge/Diner

17'6" narrowing to 7'5" x 17'4" narrowing to 9'6" (5.34 narrowing to 2.27 x 5.29 narrowing to 2.91)

L shaped with fire surround and electric fire, two upvc double glazed windows to the front and archway through to the:

Kitchen

9'4" x 7'0" (2.86 x 2.14)

Fitted with a range of wall and floor units to incorporate integrated oven, microwave, four ring hob, extractor hood, single drainer sink unit, plumbing for washing machine and space for fridge/freezer. Upvc double glazed window to the rear.

Bedroom 1

11'1" x 8'2" extending to 10'2" (3.39 x 2.51 extending to 3.10)

Built in wardrobes and upvc double glazed window to the front.

Bedroom 2

11'0" x 9'6" narrowing to 6'7" (3.36 x 2.90 narrowing to 2.01)

Built in wardrobes and understair storage cupboard. Upvc double glazed window to the front.

Bathroom

6'6" x 5'10" (2.00 x 1.78)

Fitted with a white suite comprising panelled bath with shower over, separate shower cubicle, vanity wash hand basin with cupboards below, close coupled w.c. extractor fan, upvc double glazed obscured window to the rear.

Outside

Located to the right of the entrance door is the:

Garage

With up and over door, power and light.

Located to the front of the garage is the designated off street parking space.

Tenure

Leasehold

Maintenance Charges - £360.00 per annum to include Ground Rent and Buildings Insurance.

Description

This ever sought after design of Coach House is situated in a "tucked away" location and briefly comprises entrance hall with stairs rising to the first floor landing, lounge/diner, kitchen, two double bedrooms and bathroom with both a bath and shower.

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

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

Directions

From the M5 junction 22 roundabout proceed north along the A38 signposted Highbridge. Proceed into the town crossing the two roundabouts and at the third roundabout take a left turn into Market Street. Proceed over the railway bridge taking a right turn into Somerset Way. Follow the road around to the right hand side turning right opposite No.39 Somerset Way into an extension of the road. Proceed to the end of the road and the property will be found directly in front of you.

Material Information

Additional information not previously mentioned

Council Tax Band-A

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.

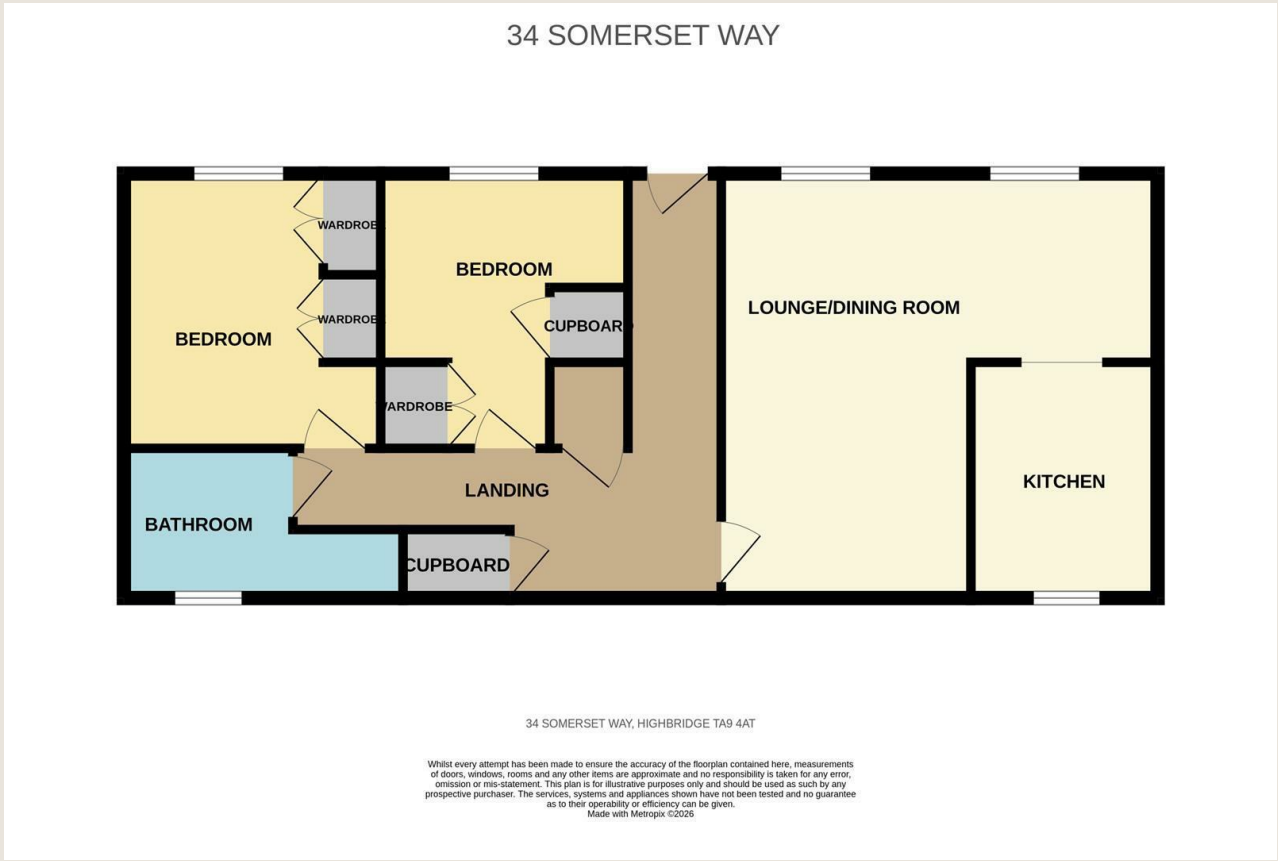
For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

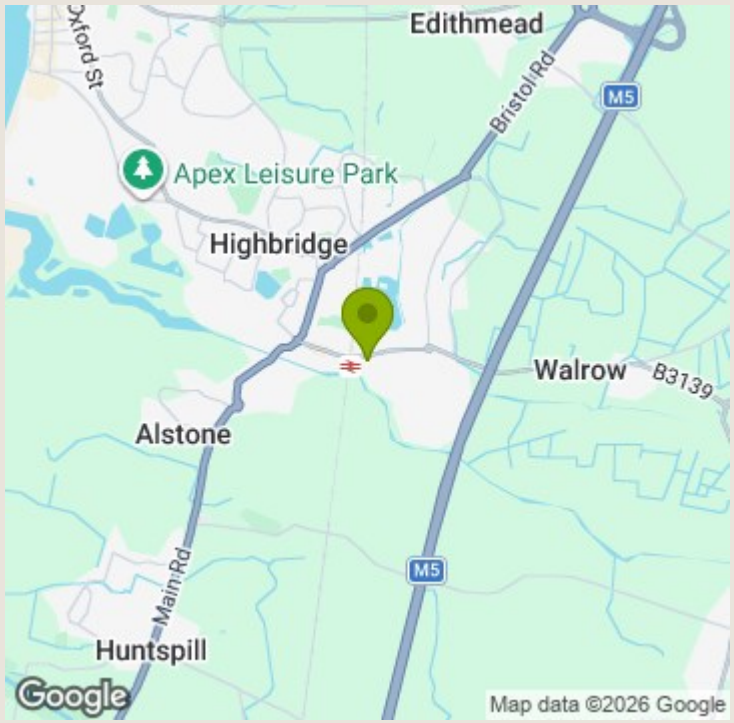
checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location





TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR 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, Amicus Law up to £175 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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The Property Ombudsman