



215 Burnham Road

Highbridge, TA9 3EJ

Price £278,950

 **BERRYMAN'S**

PROPERTY DESCRIPTION

An older style three bedroom semi detached house situated in a highly sought after location close to local amenities and is offered for sale for the first time in over 60 years. The property backs onto sports fields and is presented in good decorative order throughout and is offered with the benefit of no onward chain.

*Entrance porch *Entrance hall *Lounge *Dining room *Kitchen *Conservatory with cloakroom off *First floor landing *Three bedrooms *Bathroom *Gas central heating *Part double and part treble glazing *Good size garage/workshop *Beautifully maintained gardens to front and rear *Backing onto sports fields *Must be seen

Local Authority

Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (measurements are approximate)

Upvc double glazed obscured door with side panel to:

Entrance Porch

Multi-pane door and side panel to:

Entrance Hall

12'5" x 5'6" plus recess (3.80 x 1.69 plus recess)

Stairs rising to first floor, Upvc double glazed window to side

Lounge

12'5" maximum x 12'1" (3.81 maximum x 3.69)

Upvc treble glazed window to front, feature fire surround, two multi-pane doors to:

Dining Room

11'7" x 10'0" (3.54 x 3.07)

Feature fire surround, Upvc double glazed window to rear and archway to:

Kitchen

13'1" x 7'5" (4.01 x 2.28)

Fitted with a range of wall and floor units to incorporate an integrated double oven, hob and extractor fan, space for fridge and freezer, plumbing for automatic washing machine, single sink/drain unit, Upvc double glazed windows to side and rear. Double glazed door to:

Conservatory

12'6" x 9'2" (3.83 x 2.80)

Part block/part Upvc double glazed construction with Upvc double glazed windows to side and rear, tiled floor and Upvc double glazed obscured door

opening to rear garden.

Cloakroom

Comprising of a close coupled w/c, tiled floor, Upvc double glazed window to rear

First floor landing

8'9" x 7'1" (2.68 x 2.18)

Access to roof space via ladder, cupboard housing combination boiler supplying domestic hot water and radiators, Upvc double glazed window to side

Bedroom 1

13'1" x 10'2" maximum into wall length wardrobes (4.01 x 3.10 maximum into wall length wardrobes)

Upvc treble glazed window to front

Bedroom 2

11'6" x 9'11" (3.52 x 3.04)

Built in storage cupboard, Upvc double glazed window to rear with aspect over the sports field and Brent Knoll beyond

Bedroom 3

8'1" x 7'11" (2.47 x 2.42)

upvc double glazed window to rear with aspect over the sports field and Brent Knoll beyond

Bathroom

7'0" x 5'1" (2.15 x 1.56)

Fitted with a modern suite comprising of a panelled bath with shower over and screen, close coupled w/c with concealed cistern, vanity hand wash basin with

PROPERTY DESCRIPTION

cupboards below, tiled walls, Upvc double glazed obscured window to front

Outside

To the front of the property is a boundary wall and hedge. Double gates give access to the driveway offering off street parking for numerous vehicles, leading to the GARAGE/WORKSHOP. The front garden is laid principally to lawn with numerous shrubs and bushes.

The side gate gives access to the rear garden which is approximately 70ft in length and has been beautifully landscaped with good size lawn areas with borders containing shrubs and bushes, and winding pathways to the rear of the property. The gardens are a particular feature of this impressive home backing onto sports fields, making a full inspection essential.

GARAGE/WORKSHOP

24'4" x 7'4" (7.42 x 2.25)

With wooden bi-folding doors with light and power

Description

This property has been in the same family ownership for over 60 years and offers well planned, well appointed living accommodation that briefly comprises of an entrance porch, good size entrance hall, lounge, separate dining room, well appointed kitchen, good size conservatory with cloakroom off. To the first floor there is a landing, three bedrooms and bathroom, The property benefits from having a mixture of treble and double glazing, gas central heating with a modern combination boiler, gated driveway offering off street parking for numerous vehicles which in turn leads to a large garage/workshop. To the rear of the property is a good size, beautifully maintained garden that backs onto

sports fields. With the benefit of no onward chain, an early application to view is strongly recommended.

Directions

From the roundabout to the junction on Love Lane and Oxford Street besides the Esso service station, proceed along Oxford Street which joins Highbridge Road, proceed to the roundabout to the junction with Marine Drive where the property will be found a little further along on the left hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water.
- Water metered.
- Gas Central Heating
- 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 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

