



7 Burnham Road

Highbridge, TA9 3JF

Price £189,950

 **BERRYMAN'S**

# PROPERTY DESCRIPTION

Opportunity to purchase an attractive older style two bedroom terraced house with garage and carport located to the rear. In need of some updating with the benefit of double glazed windows and gas central heating and attractive enclosed courtyard style garden to the rear.

Entrance hall\* lounge\* kitchen/diner\* conservatory with cloakroom and store off\* first floor landing\* two double bedrooms\* bathroom\* garage\* carport and enclosed courtyard garden to the rear. Must be seen.

## Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: D



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		67	79
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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## Accommodation (Measurements are approximate)

Upvc double glazed door to the:

### Entrance Hall

Stairs rising to the first floor and understair storage cupboard.

### Lounge

12'6" x 12'6" maximum (3.83 x 3.83 maximum)

Upvc double glazed bay window to the front, feature fire surround with wood burner.

### Kitchen/Diner

18'0" maximum x 12'2" maximum (5.49 maximum x 3.72 maximum)

L shaped and fitted with a range of wall and floor units to incorporate single drainer sink unit, plumbing for automatic washing machine, feature fireplace, wooden window overlooking the conservatory and part glazed door to:

### Conservatory

13'6" x 10'6" (4.13 x 3.22)

Upvc double glazed French doors opening to the rear garden. Further upvc double glazed door.

Storage area and access to the:

### Cloakroom

Close coupled w.c. and upvc double glazed window to the rear.

### First Floor Landing

Access to roof space.

### Bedroom 1

15'1" x 10'11" (4.60 x 3.35)

Two upvc double glazed windows to the front, feature fire surround and over stair storage cupboard.

This room offers the potential to be sub divided into two bedrooms should it be required.

### Bedroom 2

12'3" x 10'10" maximum (3.75 x 3.32 maximum)

Cupboard housing the gas boiler supplying domestic hot water and radiators. Built in wardrobe.

### Bathroom

9'1" x 7'1" (2.78 x 2.17)

Comprising panelled bath with mixer tap and shower attachment, separate shower cubicle, close coupled w.c. and pedestal wash hand basin. Upvc double glazed obscured window to the rear.

### Outside

To the front of the property is a boundary wall with wrought iron railing above and gate opening to a pathway leading to the front door.

The front garden is laid for ease of maintenance with mature bushes and shrubs.

### Rear Garden

Pretty enclosed courtyard style garden laid to brick pavier with borders

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containing shrubs and bushes.

The gardens are a particular feature of the property making a full inspection essential.

Service land leads to the rear of the property giving access to the:

## **Garage**

19'5" x 10'9" (5.93 x 3.29)

With up and over door.

## **Adjoining Carport**

10'7" x 7'7" (3.25 x 2.32)

Attached to the rear of the garage is a workshop/stores.

## **Description**

This attractive older style terraced house has been in the same family ownership for over 45 years and has been well maintained and briefly comprises good size entrance hall, lounge with wood burner, good size kitchen/dining room with conservatory to the rear with cloakroom and storage off.

To the first floor there is a landing, two double bedrooms and well appointed bathroom.

The property benefits from double glazed windows, gas central heating, good size garage/workshop, carport to the rear as well as a pretty enclosed courtyard garden.

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

## **Directions**

Proceed out of Burnham-on-Sea towards the town of Highbridge along the Highbridge Road proceeding into Burnham Road. Proceed passing King Alfred School on the left and Churchfields Scholl on the right and 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 not 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

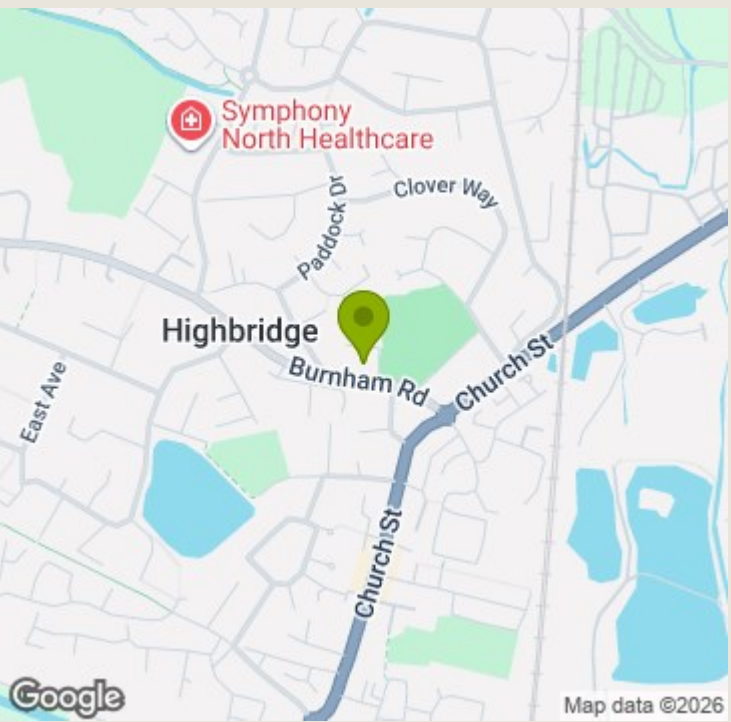
Flood Information:

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

