



94 Worston Road

Highbridge, TA9 3JU

Price £234,950

 **BERRYMAN'S**

# PROPERTY DESCRIPTION

An attractive three bedroom cottage style house situated in a convenient location close to local amenities.

Good size reception hall\* lounge\* separate dining room\* upgraded kitchen with rear porch and cloakroom off\*first floor landing\* three bedrooms\* bathroom\* upvc double glazed windows\* gas central heating\* low maintenance enclosed garden to the rear.

## Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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## Accommodation (Measurements are approximate)

Upvc double glazed door to the:

### Reception Hall

11'7" x 7'8" (3.54 x 2.34)

High level cupboard with electric meters. Understair storage cupboard.

### Lounge

12'0" x 10'7" (3.66 x 3.23)

Recessed wood burner, upvc double glazed window to the front.

### Dining Room

11'5" x 10'11" (3.48 x 3.35)

Upvc double glazed window to the rear.

### Kitchen

10'11" x 6'9" (3.35 x 2.08)

Fitted with a range of wall and floor units to incorporate single drainer sink unit, plumbing for automatic washing machine, space for electric cooker, upvc double glazed window to the rear.

### Rear Porch

Upvc double glazed door opening to the rear garden.

### Cloakroom

Comprising close coupled w.c., tiled floor and upvc double glazed obscured window to the side.

## First Floor Landing

Cupboard housing the gas combination boiler supplying domestic hot water and radiators. Roof light.

### Bedroom 1

10'8" x 10'7" (3.27 x 3.25)

Laminate flooring and upvc double glazed window to the rear.

### Bedroom 2

11'6" x 11'2" (3.51 x 3.41)

Laminate flooring and upvc double glazed window to the front.

### Bedroom 3

8'4" x 7'4" (2.55 x 2.26)

Laminate flooring and upvc double glazed window to the front.

### Bathroom

7'1" x 6'0" (2.16 x 1.84)

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

### Outside

Area to the front of the property laid for ease of maintenance.

### Rear Garden

Enclosed garden area with decking area.

### Description

This attractive cottage style property offers well planned, well appointed

## PROPERTY DESCRIPTION

living accommodation that briefly comprises good size reception hall, lounge with wood burner, separate dining room and kitchen with rear porch and cloakroom off.

To the first floor there is a landing, three bedrooms and a bathroom.

The property benefits from having upvc double glazed windows, gas central heating and enclosed low maintenance garden to the rear.

Offered in good decorative order throughout an early application to view is strongly recommended by the vendors selling agents.

### Directions

At the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed towards the M5 and at the roundabout beside Tesco take the third exit into Frank Foley Parkway. Continue to the end of the road taking the first exit at the roundabout onto Worston Road. Proceed along Worston Road bearing sharp right 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
- 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:

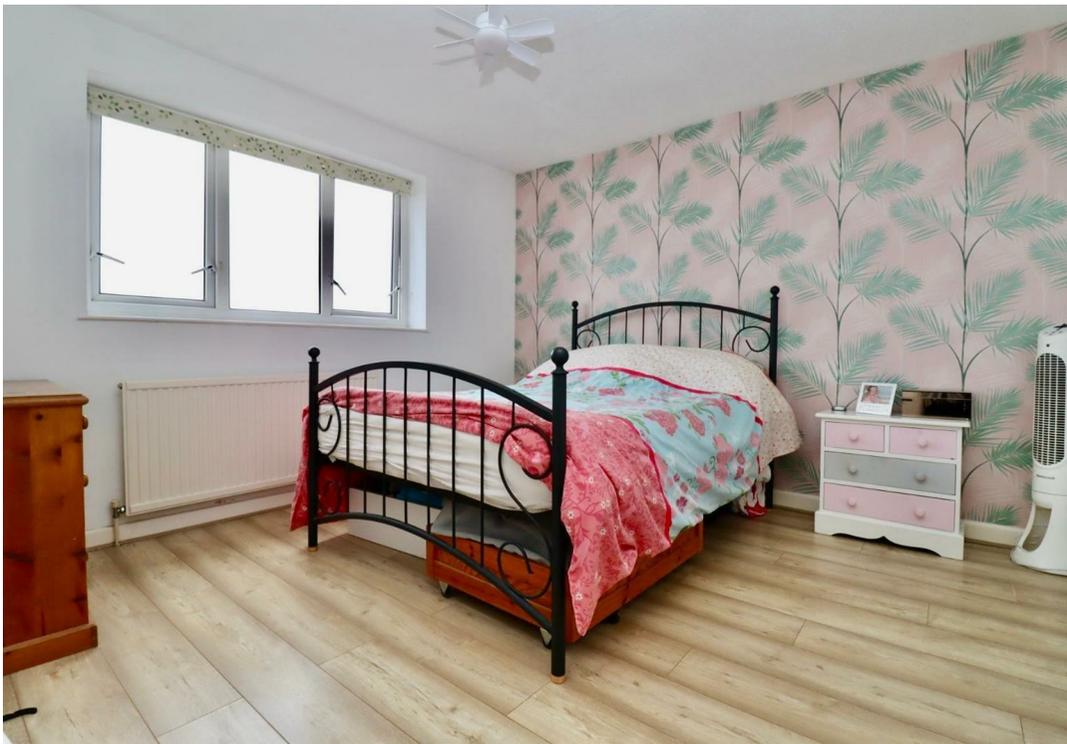
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

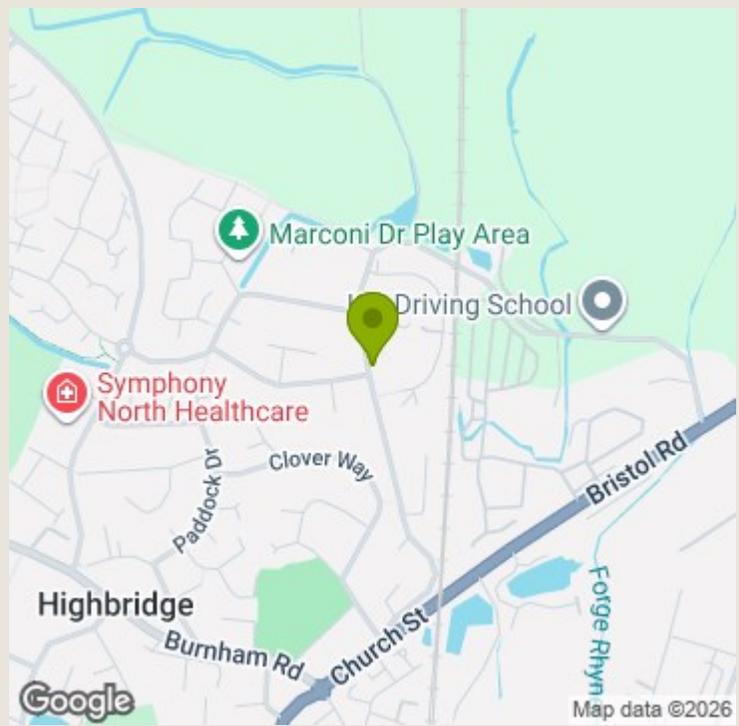
Flood Information:

[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

