

72 Church Street

Highbridge, TA9 3HU

Offers In Excess Of £200,000

BERRYMAN'S

PROPERTY DESCRIPTION

An opportunity to purchase a spacious, semi detached, three/four bedroom house, situated in a convenient, town centre location and requiring improvement.

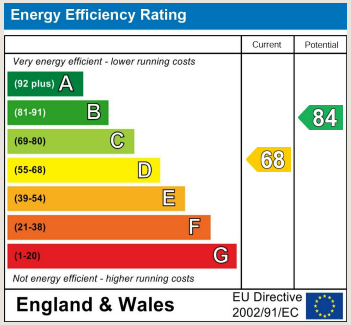
Entrance porch* Entrance hall* Lounge* Separate dining room/fourth bedroom* kitchen* Utility room* Ground floor w.c* Lean to extension* Three double bedrooms* Bathroom* Gas central heating with combination boiler* Double glazing* Low maintenance garden to the front* Good size, lawned garden to the rear* Parking.

Local Authority

Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating: D













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Accommodation (Measurements are approximate)

Entrance door to the side of the property to the:

Entrance Porch

Tiled floor and leaded light stained glass opaque windows. Half glazed entrance door and side panel to the:

Entrance Hall

Radiator, large understair recess with meter cupboard, stairs to the first floor.

Lounge

13'3" x 11'1" maximum into recesses (4.05 x 3.38 maximum into recesses)

Radiator, double glazed window overlooking the front.

Dining Room/Bedroom 4

10'9" maximum x 10'2" (3.30 maximum x 3.11)

With radiator and double glazed window overlooking the front.

Kitchen

11'0" x 8'3" (3.36 x 2.53)

Fitted with a range of white fronted units comprising base cupboards and drawers with matching wall mounted cupboards and contrasting worktops. Space for cooker, single drainer stainless steel sink unit with mixer tap, window to the lean to extension, door to the:

Utility Room

7'9" x 5'0" (2.38 x 1.53)

With worktop with cupboard under and space for washing machine. High level obscured window and door to the:

Cloakroom

4'1" x 2'4" (1.26 x 0.73)

With obscured double glazed window, low level w.c.

Lean To Extension

21'11" x 10'2" (6.70 x 3.12)

Two double glazed windows and door to the rear garden.

First Floor Landing

Half landing with double glazed window. The main landing area has access to roof space.

Bedroom 1

13'3" x 9'10" plus recess (4.05 x 3.02 plus recess)

Double glazed window overlooking the front, radiator, fitted linen cupboard with slatted shelving.

Bedroom 2

10'2" x 9'10" plus recess (3.11 x 3.01 plus recess)

Double glazed window to the front, radiator. Fitted linen cupboard with slatted shelving.

Bedroom 3

10'10" x 8'4" (3.32 x 2.56)

Radiator, double glazed window overlooking the rear garden. Fitted cupboard housing the gas combination boiler.

Bathroom

10'10" x 5'1" (3.31 x 1.56)

White suite comprising panelled bath with wall mounted shower over, pedestal wash hand basin and low level w.c. Two obscured double glazed windows and radiator.

Outside

To the front of the property there is a triangular area of gravelled garden with brick boundary wall with railings.

Side pathway leads to the:

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Rear Garden

The rear garden is laid mainly to lawn and enclosed by low level brick walling and timber fencing.

Gate at the rear of the garden gives access to an area of parking which is accessed from the service lane off Burnham Road.

Description

This spacious, older style, semi detached house is conveniently situated in the small town of Highbridge which offers a range of shops including Asda supermarket and also Highbridge train station.
The nearby seaside town of Burnham on Sea is approximately a mile and a half away and access to the M5 is at Junction 22, Edithmead.
The property is in need of general improvement but offers good-size accommodation which is presented over two floors. An entrance porch at the side of the property leads to an entrance hall with understairs recess, reception space is in the form of a lounge and separate dining room (which could be used as a fourth bedroom if required) and the kitchen to the rear of the house has a utility room, w.c and lean to extension off.
To the first floor there are three double bedrooms and a family bathroom.
The property is gas centrally heated with a combination boiler and double glazed.
Externally, there is a low maintenance, gravelled area to the front with brick boundary wall and the rear garden is laid to lawn, enclosed and has a gate giving access to the area of parking which is accessed via a service lane off Burnham Road.
An early inspection to view is recommended.

Directions

From the M5 motorway, Junction 22 at Edithmead, taking the first exit onto the A38 towards Highbridge. At the next roundabout, take the third exit and continue over the railway bridge and at the next roundabout take the third exit towards Burnham on Sea where the property can be found immediately on the right hand side on the corner of Burnham Road and Church Street.

Material Information

Additional information not previously mentioned
Council Tax Band-B
EPC-D

- 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
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, 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