



21 Worston Road

Highbridge, TA9 3JS

Price £220,000



PROPERTY DESCRIPTION

Attractive older style terraced house that has been extended upgraded and improved over the years offering up to three bedrooms with workshop located to the rear of the property.

Entrance hall* cloakroom* lounge/bedroom 3* open plan kitchen/dining/sitting room* two first floor bedrooms and bathroom* useful attic space* gas central heating* double glazed windows* workshop (potential home office) low maintenance garden to the rear* close to local amenities. 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			86
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed obscured door with additional upvc double glazed window to the side.

Entrance Hall

Stairs rising to the first floor.

Cloakroom

Comprising close coupled w.c., wash hand basin and heated towel rail.

Lounge/Bedroom 3

14'2" x 10'3" (4.33 x 3.13)

Feature fire surround, double glazed window to the front and television point.

Open Plan Kitchen/Dining/Sitting Room

Kitchen

15'1" x 7'8" (4.62 x 2.36)

Fitted with an attractive range of wall and floor units to incorporate integrated oven, five ring gas hob with extractor hood over, space for American style fridge/freezer, central island with ceramic single drainer sink unit, plumbing for automatic washing machine, tiled floor and wide opening to the:

Dining/Sitting Area

13'1" x 8'4" (4.00 x 2.56)

Double glazed Velux window and bi-fold doors opening to the rear garden. Tiled floor and additional range of kitchen units.

First Floor Landing

Fixed staircase leading to the second floor. Double glazed window to the front.

Bedroom 1

11'11" x 9'1" (3.65 x 2.79)

Built in wardrobe and double glazed window to the rear.

Bedroom 2

10'0" x 9'5" (3.05 x 2.88)

Double glazed window to the front.

Bathroom

8'9" x 6'6" (2.68 x 2.00)

Comprising corner bath, vanity wash hand basin with cupboards below, close coupled w.c. Double glazed obscured window to the rear and heated towel rail.

Attic Space

15'4" x 13'4" (4.69 x 4.07)

Velux roof window and eaves storage.

Outside

To the front of the property is an area offering the potential to create off street parking subject to any necessary consents.

Rear Garden

Enclosed rear garden with patio area and area laid for ease of

PROPERTY DESCRIPTION

maintenance. Borders containing shrubs and bushes.

Located to the rear of the garden is the:

Block Built Workshop

16'2" x 10'10" (4.94 x 3.31)

Accessed from the service lane to the rear. Light and power and double glazed window. Double glazed door opening to the rear garden.

Offers great potential for numerous alternative uses to include a home office should it be required.

Description

The property is situated close to local amenities within easy reach of Highbridge Medical Centre and a choice of supermarkets.

The M5 junction 22 at Edithmead is a short drive giving excellent access for the commuter.

The property has been upgraded and improved over the years to offer well planned, highly flexible living accommodation that briefly comprises entrance hall with cloakroom, lounge/potential bedroom three with good sized open plan kitchen/dining/sitting room with bi-fold doors overlooking the rear garden. To the first floor there are two bedrooms and bathroom and a good sized attic space (currently used as a bedroom).

The property benefits from gas central heating and upvc double glazed windows and has a good sized workshop to the rear of the garden which could be utilised as a home office should it be required.

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

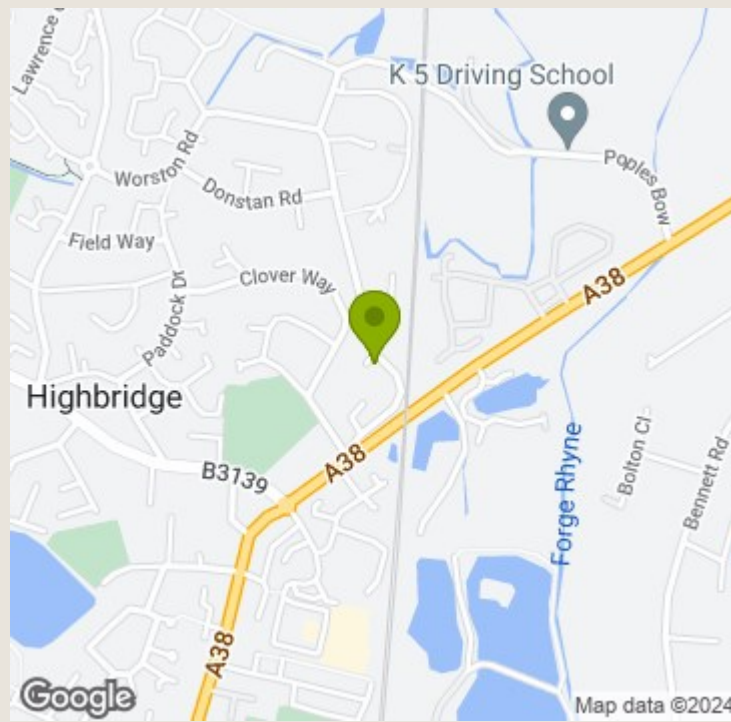
Directions

Proceed out of Burnham-on-Sea along Marine Drive and at the roundabout take a right onto Burnham Road. Proceed passing King Alfred School and at the next mini roundabout proceed straight across to the junction with the A38 (Church Street). Take a left turn and next left into Worston Road. Proceed down Worston Road taking the sharp left hand bend and the property will be found a little further along on the left hand side.









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 £180 inc VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 Inc VAT

