



4 The Paddock Alstone Road

Highbridge, TA9 3DG

Price £279,000



PROPERTY DESCRIPTION

An immaculately presented, four bedroom house, situated on the outskirts of Highbridge with mature garden to the rear.

Entrance Hall * Lounge * Ground Floor cloakroom * Kitchen/diner with integrated appliances and French doors to rear garden* Four bedrooms (master with en suite shower room)* Family bathroom* Lawned garden to front * Mature, enclosed garden to the rear with personal access to the larger than average garage * Parking * Gas fired central heating * Double glazing * Must be viewed internally to be fully appreciated

Local Authority

Somerset Council Council Tax Band: C

Tenure: Flying Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B		77	
(69-80) C			
(55-68) D			
(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)

Double glazed entrance door with obscured glazed panels to the:

Entrance Hall

Stairs rising to the first floor, understair storage recess, radiator, hard flooring.

Cloakroom

5'2" (sloping ceiling) x 2'8" (1.59 (sloping ceiling) x 0.83)

White suite comprising low level w.c pedestal wash hand basin, radiator and tiled floor.

Lounge

14'0" x 8'5" (4.28 x 2.58)

Fireplace with log effect fire, hard flooring, two radiators and double glazed window overlooking the front garden. Television point.

Kitchen/Dining Room

15'2" x 10'1" (4.63 x 3.08)

Fitted with a range of modern cream fronted units including base cupboards and drawers and matching wall mounted cupboards with contrasting worktops over. Built in dishwasher, built in Neff electric oven with four ring gas hob and extractor hood over. Integrated fridge/freezer, tiled splashbacks, inset one and a quarter stainless steel sink unit with mixer tap, hard flooring and double glazed window overlooking the rear garden. Double glazed French doors to the rear garden. Radiator and space for dining table and chairs. Wall mounted Ideal gas fired boiler.

First Floor Landing

Access to roof space. Airing cupboard with hot water tank and slatted shelf.

Master Bedroom

13'3" x 13'0" (4.05 x 3.98)

With radiator, double glazed window overlooking the front and built in storage cupboard. Door to the:

En Suite Shower Room

5'4" maximum x 4'7" (1.64 maximum x 1.40)

Deep tiled shower cubicle with wall mounted shower and shower door, pedestal wash hand basin and low level w.c. Tiled floor, tiled splashbacks and double glazed obscured window.

Bedroom 2

10'3" x 8'6" (3.13 x 2.61)

With radiator and double glazed window to the front.

Bedroom 3

8'8" x 8'3" (2.65 x 2.52)

Radiator, double glazed window to the rear.

Bedroom 4

6'7" plus door recess x 6'1" (2.01 plus door recess x 1.86)

With radiator and double glazed window to the rear.

Bathroom

5'8" x 5'2" (1.74 x 1.58)

White suite comprising panelled bath with mixer shower over and glazed screen, tiled walls, pedestal wash hand basin with tiled splashback and low level w.c. Heated towel rail, extractor fan and tiled floor.

Outside

The property is approached to the front via a wooden gate and pathway to the front door.

The front garden is laid to lawn with shrub beds.

Shared driveway to the side of the property gives access to the:

Parking Area

We understand this area serves five properties and gives access to the:

PROPERTY DESCRIPTION

Larger than average Garage

10'5" x 16'3" (3.19 x 4.96)

With metal up and over door. Light and power. Eaves storage.

To the side of the garage there is a parking space for up to three cars.

Rear Garden

Laid to lawn with patio area and outside tap.

Mature borders containing shrubs and trees with a good sized timber garden shed.

The garden is surrounded by brick walling and timber fencing.

Access from the garden via a personal door to the garage.

Description

We are delighted to be able to offer this immaculately presented, four bedroom house, situated in a convenient location to the south of Highbridge town centre and close to the M5 junctions at both 22 and 23.

The accommodation has been beautifully maintained throughout and enhanced by an enclosed, well stocked, mature rear garden and larger than average garage.

Arranged over two floors, the property comprises: Entrance hall, lounge, ground floor cloakroom, modern, fitted kitchen diner with integral dishwasher, washing machine, oven, hob and fridge freezer.

To the first floor there are four bedrooms, the master of which is a particularly generous size and benefits from an en suite shower room. There is also a family bathroom.

The property is enhanced gas fired central heating and double glazing.

To the side of the property there is shared-access driveway through an archway to the rear parking area where there is designated off street parking beside the garage. The garage itself is larger than average with up and over door, power, light and personal door into the rear garden.

An early inspection to view is thoroughly recommended.

Directions

From the M5 (junction 22) at Edithmead, take the first exit towards Highbridge (A38) At the next roundabout, take the third exit and continue on the A38 over the railway bridge into Highbridge. At the roundabout by ASDA, take the second exit onto Church Street and at the mini roundabout continue straight across onto Huntspill Road. At the next roundabout, take the fourth exit into Alstone Road where the property can be found on the right 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

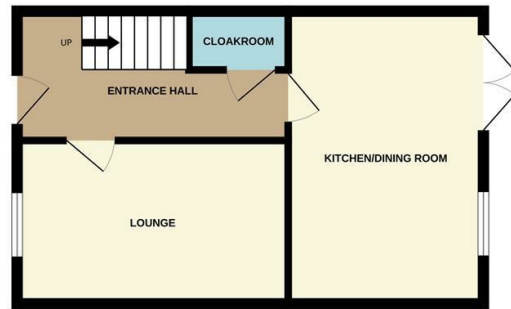
Flood Information:

flood-map-for-planning.service.gov.uk/location

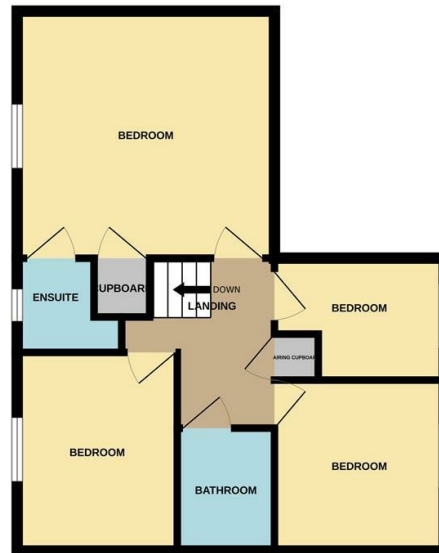




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

