



3 Capstan Drive

Highbridge, TA9 3SR

Price £315,000



PROPERTY DESCRIPTION

An attractive modern deceptively sized detached two storey property offering up to four bedrooms situated within a short walk of the Apex Park and ponds. The property offers contemporary style living accommodation that must be seen to be fully appreciated.

Entrance hall* open plan living/dining/kitchen* two ground floor bedrooms one with Jack and Jill bathroom* two first floor bedrooms* shower room* upvc double glazed windows* gas central heating* off street parking* enclosed low maintenance garden.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Double glazed composite door gives access to the:

Entrance Hall

Stairs rising to the first floor. Feature Oak flooring, understair storage cupboard.

Open Plan Living/Dining/Kitchen

20'2" x 15'5" (6.17 x 4.70)

Attractive open space with the benefit of dual aspect windows affording a large amount of natural light.

The kitchen area comprising wall and floor units with Quartz worktops and integrated washing machine, integrated fridge, integrated freezer, integrated dishwasher, inset one and a half bowl drainer sink unit, integrated double oven, electric hob with glass top and extractor hood over. Gas fired boiler supplying domestic hot water and radiators. Breakfast bar area and double glazed window to the front.

Feature Oak flooring and double glazed French doors opening to the rear garden.

Ground Floor Bedroom 3

11'6" x 10'3" maximum (3.53 x 3.14 maximum)

Upvc double glazed window to the side. Door to the Jack and Jill bathroom.

Ground Floor Bedroom 4

9'10" x 10'9" maximum (3.01 x 3.30 maximum)

Upvc double glazed window to the front.

Jack and Jill Bathroom

6'8" x 6'7" (2.04 x 2.01)

Accessed from the ground floor bedroom and entrance hall. Panelled bath with shower over and screen, close coupled w.c., pedestal wash hand basin, heated towel rail and extractor fan.

First Floor Landing

Airing cupboard.

Bedroom 1

14'8" x 10'1" (4.48 x 3.09)

Upvc double glazed window to the side and double glazed Velux window to the front. Wall length built in wardrobe/eaves storage cupboard.

Bedroom 2

10'10" x 10'1" (3.31 x 3.09)

Upvc double glazed window to the side and double glazed Velux window to the front. Built in wardrobe/eaves storage.

Shower Room

Shower cubicle, close coupled w.c., pedestal wash hand basin, heated towel rail and upvc double glazed Velux window to the front.

Outside

To the front of the property is an open plan garden laid to lawn.

To the rear of the property is a driveway offering off street parking with electric car charging point.

Side gate gives access to the :

PROPERTY DESCRIPTION

Rear Garden

Laid for ease of maintenance with artificial lawn, patio, outside tap.

The garden enjoys a good degree of privacy and a sunny aspect.

Description

The property is situated close to Highbridge town centre and within an easy walk of the Apex Park and lakes.

The M5 motorway junction 22 is a short drive away giving excellent access to Bristol, Taunton, Exeter and the M4 corridor. The mainline railway link is a short walk away making the property ideal for the commuter.

The property offers highly flexible living accommodation that briefly comprises entrance hall, open plan lounge/dining/kitchen, two ground floor bedrooms with one having a Jack and Jill bathroom. To the first floor there are two further bedrooms and a shower room. The property benefits from having off street parking and an electric car charging point and low maintenance enclosed garden enjoying a good degree of privacy and is offered in good order throughout.

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

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street to the Burnham/Highbridge Road. Proceed across the next two roundabouts and at

the junction with the A38 (Church Street) take the third exit and at the next roundabout take a right into Tyler Way and proceed to the end of Tyler Way. Proceed into the Wharf Development and proceed down the access road where Capstan Drive will be found on the right hand side. Proceed into Capstan Drive and the property will be found towards the end of the cul-de-sac on the left 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

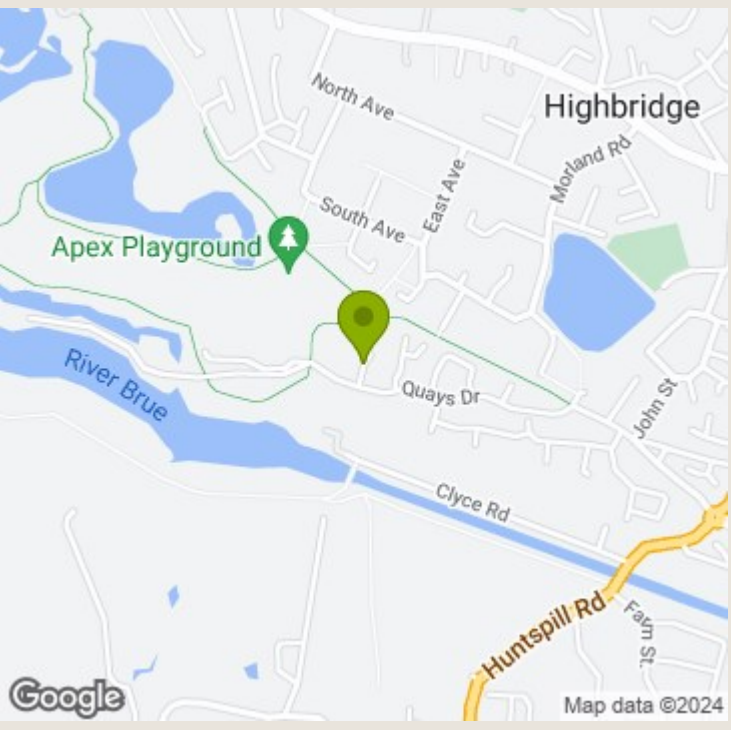
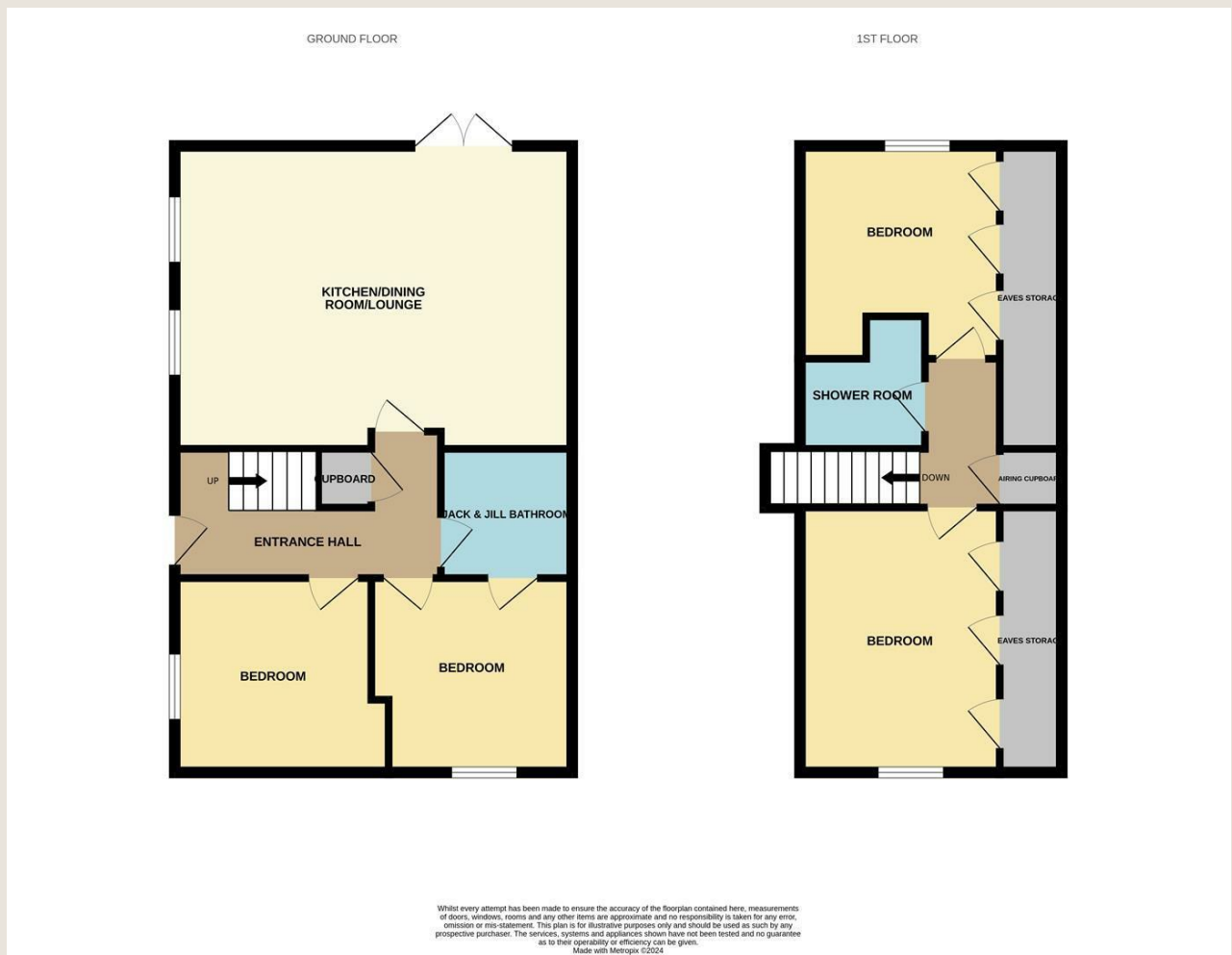
Flood Information:

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









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

