



9 Huntspill Road

Highbridge, TA9 3DD

Price £179,950

 **BERRYMAN'S**

PROPERTY DESCRIPTION

A rare opportunity to purchase an older style terraced house with garage situated in a "tucked away" location fronting onto and enjoying an aspect over the River Brue.

Lounge* dining room* kitchen* two double bedrooms* bathroom* gas central heating* upvc double glazed windows* enclosed garden with aspect over the River Brue* additional courtyard style garden* garage.

Local Authority

Somerset Council Council Tax Band: A

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		55	
(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 door to the:

Lounge

13'3" x 10'6" (4.05 x 3.21)

Feature fire surround with gas fire, upvc double glazed window to the front, door to the:

Inner Hallway

Stairs rising to the first floor.

Dining Room

13'3" x 8'10" (4.06 x 2.70)

Understair storage cupboard and upvc double glazed window to the rear.

Kitchen

13'3" x 7'6" (4.05 x 2.30)

Fitted with a range of wall and floor units to incorporate single sink drainer unit, gas boiler supplying domestic hot water and radiators, plumbing for automatic washing machine, gas cooker point, double glazed Velux window and upvc double glazed windows to the side and rear. Double glazed door to courtyard garden.

First Floor Landing

Loft access.

Bedroom 1

13'4" maximum x 10'6" (4.07 maximum x 3.21)

Two upvc double glazed windows to the front with river aspect. Built in wardrobe and over stair storage cupboard.

Bedroom 2

10'3" x 8'10" (3.14 x 2.70)

Upvc double glazed window to the rear.

Bathroom

7'7" x 7'6" (2.32 x 2.30)

Comprising panelled bath, pedestal wash hand basin and close coupled w.c. Storage cupboard.

Outside

To the rear of the property is an enclosed courtyard garden with door giving access to the path to the rear.

To the front of the property is an enclosed garden area laid for ease of maintenance with large shed.

To the rear of the garden is a pedestrian gate giving access to aspect over the River Brue.

Garage

20'4" x 9'6" (6.22 x 2.92)

Located in a block close to the property with an up and over door to the

PROPERTY DESCRIPTION

front and a communal access door to the side. Tenure to be confirmed on the garage as to whether it is freehold or leasehold.

Description

We are delighted to offer this rare opportunity to purchase an older style terraced house that fronts onto and enjoys an aspect over the River Brue being set in a tucked away location close to the centre of Highbridge town centre.

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

Agents Note

There is a pedestrian right of access linking the properties across the garden which is gated.

Directions

From burnham-on-Sea proceed towards the centre centre of Highbridge and at the roundabout at the junction of Church Street (A38) take a right into Church Street. Proceed to the next roundabout proceeding straight across and immediately left into Highbridge Quay where you will see a building The Old Customs Warehouse on the right hand side. Proceed on foot passing the front of The Old Customs Warehouse and bearing to the left and access will be gained to the rear of the property on the right hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Gas central Heating
- 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

