



4 Capstan Drive

Highbridge, TA9 3SR

Offers Over £280,000



# PROPERTY DESCRIPTION

An attractive three bedroom semi detached house situated in a sought after cul-de-sac location within a short walk of the Apex park and local amenities. Must be seen to be appreciated.

Entrance hall\* open plan lounge/dining/kitchen\* two ground floor bedrooms\* ground floor bathroom\* first floor master bedroom with en suite shower room\* gas central heating\* upvc double glazing\* off street parking\* enclosed sunny aspect garden to the rear.

## 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		85	
(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 obscured door to the:

### Entrance Hall

Stairs rising to the first floor. Storage cupboard.

### Open plan Lounge/Dining/Kitchen

19'9" x 15'2" (6.04 x 4.63)

Kitchen area is fitted with an attractive range of wall and floor units with Granite worktops with recessed sink, integrated oven, hob and extractor, integrated dishwasher, washing machine and fridge/freezer. Upvc double glazed windows to the side and rear and upvc double glazed French doors opening to the rear garden.

### Bedroom 2

12'9" x 8'6" (3.90 x 2.60)

Upvc double glazed window to the front.

### Bedroom 3

9'6" x 7'5" (2.90 x 2.27)

Upvc double glazed window to the front.

### Bathroom

6'5" x 6'4" (1.96 x 1.94)

Fitted with a white suite comprising panelled bath with shower over and screen, close coupled w.c., pedestal wash hand basin, extractor and heated towel rail.

### First Floor Landing

Access to large storage cupboard.

### Master Bedroom

19'4" maximum x 13'8" maximum (5.90 maximum x 4.18 maximum)

L shaped with two double glazed Velux windows, upvc double glazed window to the side, door to the:

### En Suite Shower Room

8'9" x 5'9" (2.67 x 1.76)

Large shower cubicle, close coupled w.c. pedestal wash hand basin, double glazed Velux window, heated towel rail and extractor fan.

### Outside

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

To the right hand side of the property is a driveway offering off street parking for two/three vehicles.

### Rear Garden

Enclosed rear garden measuring approximately 30ft x 30ft laid to lawn with patio area.

### 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

# PROPERTY DESCRIPTION

to Bristol, Taunton, Exeter and the M4 corridor. The mainline railway link is also a short walk away making the property ideal for the commuter.

The property offers highly flexible accommodation and briefly comprises of entrance hall, open plan lounge/dining room/kitchen with two ground floor bedrooms and bathroom. To the first floor there is a master bedroom with en suite shower room.

The property benefits from gas central heating, upvc double glazed windows, off street parking for two/three vehicles and a sunny aspect garden to the rear.

The property is offered in good order throughout and must be seen to be fully appreciated.

## Directions

At the roundabout at the junction of Love Lane and Oxford Street beside the Esso garage 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 turn into Tyler Way. Proceed to the end of Tyler Way proceeding into the Wharf Development. 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 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

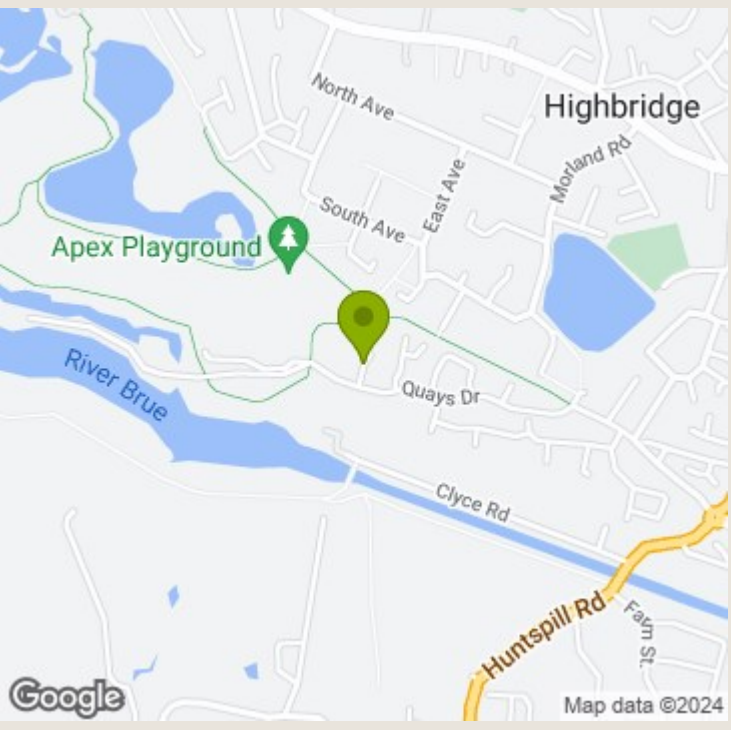
Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://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](mailto: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

