



9 Mallard Place

Highbridge, TA9 3HE

Price £235,000



# PROPERTY DESCRIPTION

An upgraded and improved three bedroom terraced house situated in a sought after location and enjoying an aspect over the Apex Park to the front.

Entrance hall\* open plan lounge/dining/kitchen\* utility room\* study/playroom\* three first floor bedrooms\* bathroom\* gas central heating\* upvc double glazed windows\* enclosed garden to the rear\* garage\* off street parking\* must be seen.

## Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: E



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>54</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Composite door to the:

### Entrance Hall

Stairs rising to the first floor. Understair storage cupboard and recess.

### Lounge

13'3" x 11'1" (4.04 x 3.40)

Television point and upvc double glazed window to the front. Opening to the:

### Kitchen/Dining Room

21'5" x 7'2" (6.53 x 2.20)

The kitchen area is fitted with an attractive range of wall and floor units to incorporate integrated electric oven, hob and extractor fan, single sink drainer unit, two upvc double glazed windows to the rear and multi pane door to the:

### Utility Room

9'0" x 6'1" (2.75 x 1.86)

Wall unit, plumbing for automatic washing machine, upvc double glazed windows to the side and rear and upvc double glazed obscured door to outside.

### Playroom/Study

7'2" x 6'2" (2.19 x 1.90)

Upvc double glazed window to the front.

## First Floor Landing

Loft access.

### Bedroom 1

11'3" x 10'0" (3.45 x 3.07)

Upvc double glazed window to the front.

### Bedroom 2

11'3" x 10'7" (3.44 x 3.24)

Upvc double glazed window to the rear

### Bedroom 3

9'5" x 9'1" (2.89 x 2.78)

Upvc double glazed window to the front.

### Bathroom

7'4" x 6'7" (2.24 x 2.01)

Comprising P shaped bath with shower over and screen, vanity wash hand basin with cupboards below and close coupled w.c. with concealed cistern.

Upvc double glazed obscured window to the rear. Storage cupboard.

### Outside

To the front of the property is a boundary fence with gate opening to an area of garden laid for ease of maintenance with pathway to the front door.

### Rear Garden

Enclosed with patio, good sized area of lawn.

# PROPERTY DESCRIPTION

## Garage

Located to the rear of the property with up and over door and parking for one car immediately to the front.

## Description

The property is situated in a sought after cul-de-sac location and enjoys a superb aspect over the Apex Park to the front.

The property has been upgraded and improved to offer well planned, well appointed living accommodation that briefly comprises entrance hall, lounge with wide opening to dining room which in turn opens to the well appointed kitchen. There is a good sized utility room and also a playroom/study to the ground floor. To the first floor there is a landing, three good sized bedrooms and a well appointed bathroom.

The property benefits from having gas central heating, upvc double glazed windows, enclosed low maintenance garden to the front and attractive enclosed rear garden. There is also a garage and off street parking.

The property is offered in excellent order throughout making a full inspection essential.

## Directions

Proceed towards Highbridge along the Burnham/Highbridge Road and at the mini roundabout beside the service station proceed along Burnham Road. Take the second right into North Avenue and follow the road around

bearing left and then turn right into West Avenue. Proceed down West Avenue bearing sharp left and the turn right into Mallard Place.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water If not mains, change to what method
- Water metered or not. Must state.
- Heating electric room heating, wood burner
- Sewerage septic tank or cesspit etc. Please state.
- Flooding in the last 5 years or not. Please state.
- 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:

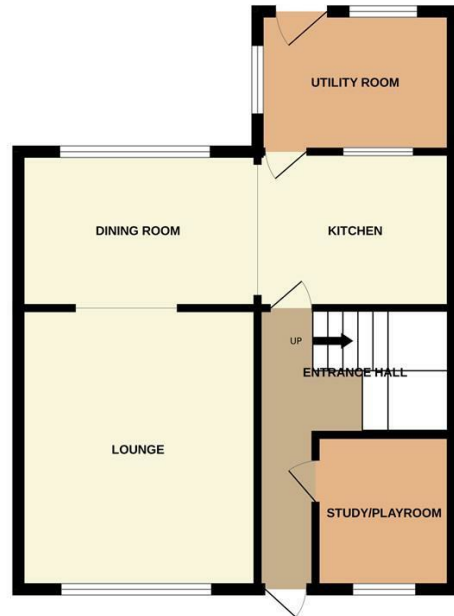
[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)



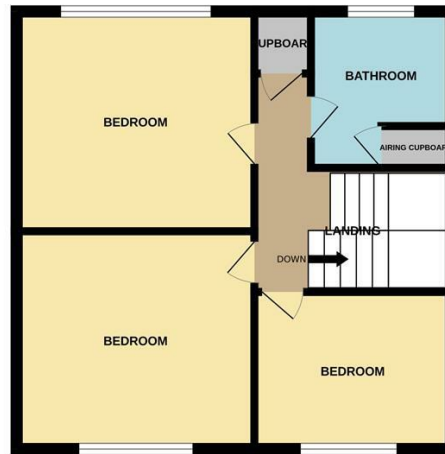




GROUND FLOOR



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](mailto:sales@berrymansproperties.net)

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