



2 Dairy Court

Highbridge, TA9 2NE

40% Shared ownership £114,000

 **BERRYMAN'S**

PROPERTY DESCRIPTION

A modern three bedroom detached house situated in a convenient location close to local amenities offered in excellent order throughout. Must be seen to be fully appreciated.

Entrance hall* cloakroom* lounge* kitchen/diner* three bedrooms* master en suite shower room* family bathroom* upvc double glazed windows* gas central heating* off street parking* excellent decorative order.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Leasehold

EPC Rating: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(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)

Entrance door to the:

Entrance Hall

With stairs rising to the first floor. Cloaks cupboard.

Cloakroom

Close coupled w.c., pedestal wash hand basin, extractor fan.

Lounge

14'0" x 13'0" maximum (4.29 x 3.97 maximum)

Dual aspect upvc double glazed windows to the front and side, television point and understair storage cupboard.

Kitchen/Diner

14'0" x 9'0" (4.29 x 2.75)

Fitted with an attractive range of wall and floor units to incorporate integrated oven, four ring gas hob and extractor fan. Plumbing and space for dishwasher, one and a half bowl drainer sink unit, space for fridge/freezer, recessed spotlights, wall cupboard housing the gas combination boiler supplying domestic hot water and radiators, additional storage cupboards, recessed spotlights and upvc double glazed window to the front. Double glazed door to outside.

First Floor Landing

Storage cupboard and access to roof space.

Master Bedroom

10'4" x 9'0" (3.15 x 2.75)

Storage cupboard and upvc double glazed window to the front.

En Suite Shower Room

8'11" x 2'11" (2.74 x 0.91)

Comprising good sized shower cubicle, close coupled w.c., pedestal wash hand basin and recessed spotlights. Heated towel rail, extractor fan and upvc double glazed obscured window to the side.

Bedroom 2

7'6" x 9'8" maximum (2.29 x 2.96 maximum)

Upvc double glazed window to the side.

Bedroom 3

11'8" x 6'0" (3.56 x 1.84)

Dual aspect upvc double glazed windows to the front and side.

Family Bathroom

6'8" x 5'11" (2.04 x 1.82)

Comprising panelled bath with shower attachment over and screen, close coupled w.c., vanity wash hand basin with cupboards below, recessed spotlights and shaver point. Heated towel rail and upvc double glazed obscured window to the front.

Rear Garden

Attractive enclosed garden laid to lawn with patio area, low maintenance shed and personal access gate to the driveway offering off street parking

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for two vehicles.

Outside tap and outside light.

Tenure

Leasehold

990 years from 2021

£85.41 Rent per week

(includes Service Charge at £7.30 per week and building insurance)

Correct as of From 1st April 2024 payable to Abri Homes.

Description

This attractive detached house is offered for sale on a shared ownership basis with the 40% share being available to purchase.

The property is offered in excellent order throughout and briefly comprises entrance hall with cloakroom, lounge, kitchen/diner, three bedrooms, master en suite shower room and family bathroom. The property benefits from upvc double glazing, gas central heating, off street parking for two vehicles and attractive enclosed garden.

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

Directions

From Burnham-on-Sea proceed in a southerly direction towards

Highbridge and at the junction with the A38 (Church Street) take a right into Church Street and at the next roundabout at the junction with Market Street proceed straight across into Huntspill Road. Proceed along Huntspill Road turning left into Brue Farm Development. Proceed into the development where Dairy Court will be found at the end of the road on the right hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas Central Heating
- No Flooding. The property was completed in 2022.
- 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

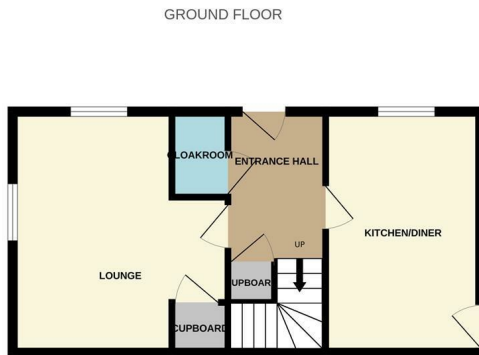
Flood Information:

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









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

