



56 Highbridge Road

Burnham-On-Sea, TA8 1LN

Price £209,950





# PROPERTY DESCRIPTION

An older style three bedroom terraced house with large garden, good sized garage and off street parking to the rear. In need of some upgrading.

Entrance porch\* entrance hall\* lounge\* kitchen/dining room\* three bedrooms\* bathroom\* double glazed windows\* gas central heating\* large garden to the rear\* good size garage/workshop\* off street parking.

## Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</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	

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## Accommodation (Measurements are approximate)

Upvc double glazed door to the:

### Entrance Porch

5'4" x 3'2" (1.64 x 0.99)

Of brick and upvc double glazed construction. Part glazed door to the:

### Entrance Hall

Stairs rising to the first floor.

### Lounge

17'7" x 10'5" maximum (5.36 x 3.20 maximum)

Fire surround with chimney recess, upvc double glazed bow window to the front and upvc double glazed window to the rear.

### Kitchen/Dining Room

#### Kitchen Area

13'8" x 6'4" (4.18 x 1.95)

Fitted with a range of wall and floor units to incorporate single sink drainer unit, integrated oven, gas hob and extractor hood, understair storage cupboard and upvc double glazed window to the rear. Upvc double glazed door to outside.

#### Dining Room Area

10'5" x 10'3" (3.20 x 3.14)

Upvc double glazed bow window to the front.

## First Floor Landing

Cupboard housing the gas combination boiler supplying domestic hot water and radiators. Further storage cupboard and upvc double glazed window to the rear.

### Bedroom 1

13'11" maximum x 12'9" maximum (4.25 maximum x 3.89 maximum)

Overstair storage cupboard, feature fireplace and two upvc double glazed windows to the front.

### Bedroom 2

10'5" x 7'9" (3.20 x 2.37)

Access to roof space. Upvc double glazed window to the front.

### Bedroom 3

8'1" x 7'4" (2.47 x 2.26)

Upvc double glazed window to the rear.

### Bathroom

7'4" x 3'11" (2.25 x 1.21)

Comprising panelled bath with mixer tap and shower attachment, vanity wash hand basin with cupboards below and close coupled w.c. Upvc double glazed obscured window to the rear.

### Outside

To the front of the property is a boundary wall with gate giving access to pathway leading to the front door.

The garden is laid for ease of maintenance.

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## Rear Garden

Enclosed rear garden measuring approximately 80ft in length laid to lawn with footpath leading to the rear pedestrian gate leading to the rear parking area and garage.

## Garage

18'6" x 10'9" (5.66 x 3.30)

With up and over door.

Accessed from a service lane off Killarney Avenue.

## Description

This older style terraced house has been in the same family ownership for three generations and enjoys a large rear garden which extends to approximately 80ft in length, good sized garage/workshop and off street parking located to the rear of the property.

The property briefly comprises entrance porch, entrance hall, lounge, kitchen/dining room with three bedrooms and bathroom to the first floor. The property further benefits from gas central heating and double glazed windows. The property is in need of some upgrading giving the opportunity for an individual to put their own mark on this sought after design of property.

The property is within walking distance of Burnham-on-Sea town centre and sea front as well as the Apex Park.

## Directions

Proceed along Oxford Street which becomes Highbridge Road. Proceed along Highbridge Road and the property will be found on the left hand side.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- 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)



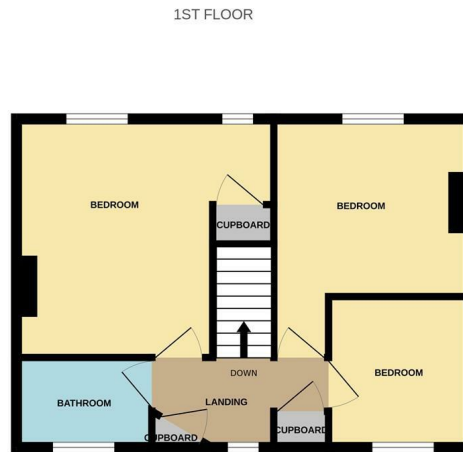
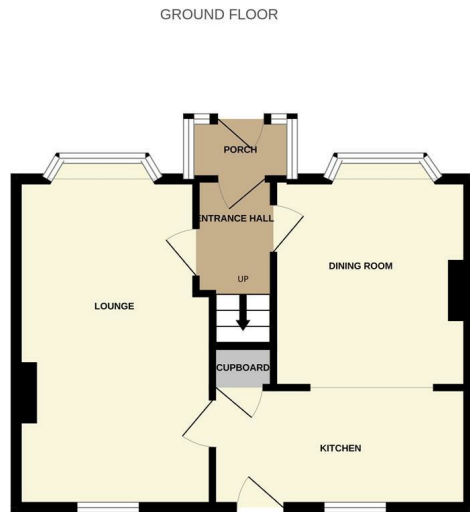




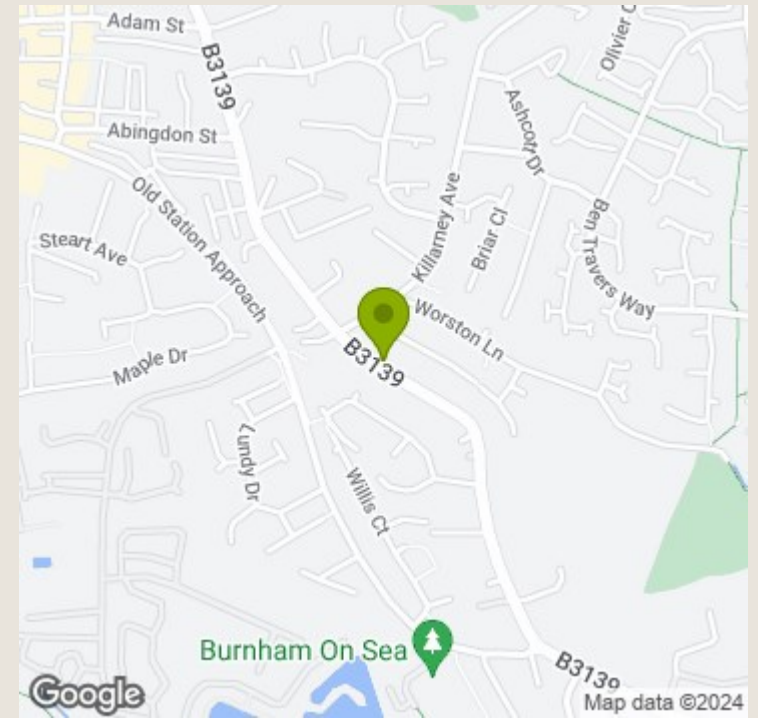








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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.
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