



7A Clyce Road

Highbridge, TA9 3DH

Price £189,950

 **BERRYMAN'S**

PROPERTY DESCRIPTION

A modern two bedroom semi detached house situated in a convenient location close to Highbridge town centre and enjoying an aspect to the front over the River Brue.

Entrance hall* lounge/diner* conservatory* kitchen* two bedrooms* bathroom* gas central heating* upvc double glazed windows* off street parking/courtyard garden.

Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(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	

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Accommodation (Measurements are approximate)

Upvc double glazed stable style door to the:

Entrance Hall

Stairs rising to the first floor. Understair storage cupboard.

Lounge/Diner

16'6" x 10'4" maximum (5.04 x 3.16 maximum)

Upvc double glazed box bow window to the front, further upvc double glazed window to the front, television point, feature fire surround, upvc double glazed window and door opening to the:

Conservatory

7'5" x 7'3" (2.28 x 2.23)

Double glazed construction with double glazed sliding door to the garden. Tiled floor.

Kitchen

7'3" x 6'4" (2.21 x 1.95)

Fitted with a range of wall and floor units to incorporate single bowl sink unit, plumbing for washing machine, gas cooker point, space for fridge/freezer, tiled floor, upvc double glazed window to the rear.

First Floor Landing

Upvc double glazed window to the side. Cupboard housing the gas combination boiler supplying domestic hot water and radiators. Access to roof space.

Bedroom 1

12'5" maximum x 7'11" (3.81 maximum x 2.43)

Mirror fronted wardrobes, upvc double glazed window to the front with aspect over the River Brue.

Bedroom 2

7'9" x 6'3" (2.38 x 1.91)

Built in wardrobes and upvc double glazed window to the rear.

Bathroom

5'10" x 4'10" (1.78 x 1.49)

Comprising panelled bath with shower over, vanity wash hand basin with cupboards below and close coupled w.c. Tiled walls and floor. Upvc double glazed obscured window to the rear.

Outside

To the front of the property is a small area of garden with bushes and shrubs.

To the left hand side of the property access can be gained over a driveway leading to the rear of the property which is laid to block pavier offering an attractive garden area and/or parking area.

Description

This modern semi detached house is situated in a convenient location close to Highbridge town centre and briefly comprises entrance hall, lounge/diner with conservatory off, kitchen, first floor landing, two

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bedrooms and a bathroom. There is gas central heating, upvc double glazed windows and access over a lane to the left hand side of the property leading to the rear of the property where there is an area of off street parking and garden.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street towards Highbridge. Proceed over the next two roundabouts at at the junction with the A38 (Church Street) take a right onto Church Street. Proceed through the town of Highbridge crossing the net roundabout and take the next right into Clyce Road. Proceed down Clyce Road where 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

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

