



47 Poplar Estate

Highbridge, TA9 3AP

Price £285,000

 **BERRYMAN'S**



# PROPERTY DESCRIPTION

An extended three double bedroom semi detached house backing onto Newtown Lake with off street parking.

Entrance hall\* lounge\* conservatory\* good sized kitchen with dining area\* ground floor wet room\* first floor landing\* three double bedrooms\* bathroom\* upvc double glazed windows\* gas central heating\* off street parking for numerous vehicles\* low maintenance garden to the rear with superb aspect over Newtown Lake.

## Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: C



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

### Entrance Hall

Stairs rising to the first floor. Understair storage cupboard.

### Lounge

19'7" x 11'6" (5.99 x 3.51)

Double glazed window to the front, feature fire surround with gas fire, television point and double glazed patio door to the:

### Conservatory

12'2" x 9'2" (3.71 x 2.81)

Upvc double glazed construction with tiled floor. Two upvc double glazed French doors opening to the garden.

### Kitchen

13'2" x 9'4" (4.02 x 2.87)

Fitted with a range of wall and floor units to incorporate one and a half bowl drainer sink unit, boiler supplying domestic hot water and radiators, pantry, range of additional storage cupboards, recess for fridge/freezer, upvc double glazed window to the side and opening to the:

### Dining Room

9'6" x 6'7" (2.91 x 2.02)

Part block and part upvc double glazed construction with roof light.

### Rear Porch

4'7" x 3'0" (1.40 x 0.92)

With upvc double glazed door to outside and door to the:

### Wet Room

8'5" x 4'5" (2.58 x 1.36)

Shower area with low level screen and seat, close coupled w.c. wash hand basin and double glazed obscured window to the rear and high level upvc double glazed window to the side. Tiled walls and floor.

### First Floor Landing

Upvc double glazed window to the front, access to roof space.

### Bedroom 1

12'2" maximum x 8'10" (3.73 maximum x 2.70)

Wall length wardrobes, upvc double glazed window to the front.

### Bedroom 2

13'3" maximum x 7'3" (4.06 maximum x 2.22)

Wall length wardrobes and upvc double glazed window to the rear with aspect over Newtown Lake.

### Bedroom 3

10'6" x 10'2" (3.21 x 3.11)

Upvc double glazed window to the rear with aspect over Newtown Lake.

### Bathroom

7'7" x 4'8" (2.32 x 1.44)

Comprising panelled bath with shower over, pedestal wash hand basin and close coupled w.c. Tiled walls, upvc double glazed obscured window to the side.

### Outside

To the front of the property there is a boundary hedge with two wrought iron

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gates opening to a driveway offering off street parking for numerous vehicles.

The front garden is laid principally to lawn with hedging and tree.

To the left hand side of the property is a gate giving access to the:

## Rear Garden

Level access entry to the property via the rear porch.

The rear garden is laid for ease of maintenance with block built shed, summerhouse and enjoying a superb aspect over Newtown Lake.

## Description

This well proportioned semi detached house is situated within walking distance of the town centre and Asda supermarket. Highbridge railway station is also close by.

This deceptively sized semi detached house has been extended to the ground floor and briefly comprises entrance hall, lounge with conservatory off, kitchen with dining room extension to the rear, rear porch with wet room off and to the first floor there are three double bedrooms and bathroom. To the front of the property there is a gated driveway offering off street parking for several vehicles.

To the rear of the property is a low maintenance garden with good sized block built workshop and enjoys a superb aspect over Newtown Lake making this a particular feature of the property.

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

## Directions

From Burnham-on-Sea proceed towards Highbridge along the Burnham/Highbridge Road. At the roundabout with the junction with the A38 (Church Street) take a right onto the A38 and next right into Coronation Road. Take a left into Poplar Estate and bear left following the road round to the right and the No.47 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)





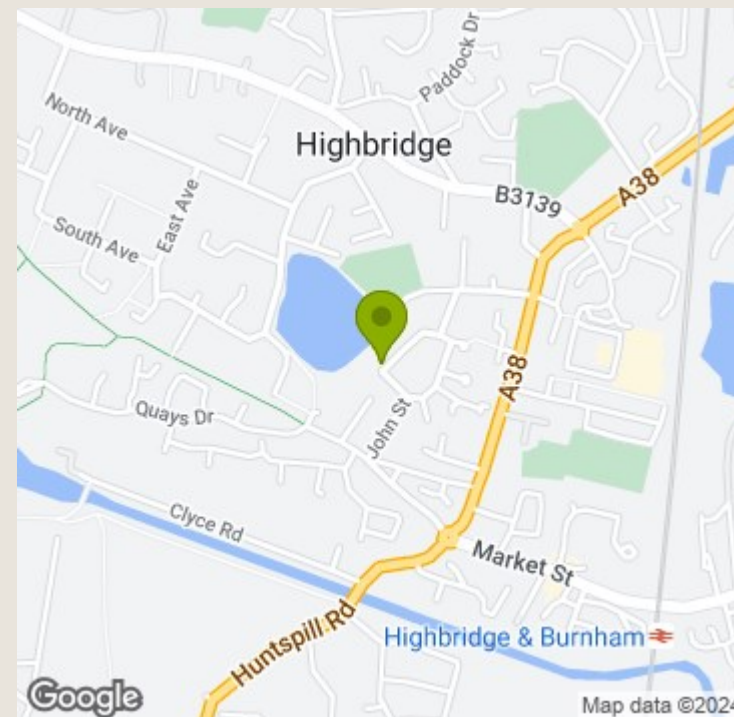












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**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.
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 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

