



66 North Avenue

Highbridge, TA9 3ER

Price £295,000



PROPERTY DESCRIPTION

An exception three double bedroom semi detached house set in a large mature plot with garage, off street parking for numerous vehicles. Offered in excellent order throughout with the benefit of a good size workshop/home office in the garden as well as a large summerhouse.

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

Entrance porch* entrance hall* lounge* kitchen* rear porch* three first floor bedrooms* bathroom* mainly triple glazed windows* garage* large rear garden* summerhouse* workshop/office* ample parking.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed door to the:

Entrance Porch

6'10" x 3'4" (2.09 x 1.02)

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

Entrance Hall

Understair storage cupboard and stairs rising to the first floor. Understair recess and upvc triple glazed window to the front.

Lounge

20'0" x 13'5" (6.12 x 4.11)

Upvc triple glazed window to the front and upvc double glazed French doors opening to the rear garden. Television point.

Kitchen/Diner

13'10" x 10'7" (4.22 x 3.25)

Fitted with an attractive range of wall and floor units to incorporate one and a half bowl drainer sink unit, space for fridge and freezer, plumbing for automatic washing machine, electric cooker point, pantry, space for table and chairs and upvc triple glazed windows to the side and rear. Upvc double glazed door to:

Side Porch/Lobby

17'4" x 3'7" (5.29 x 1.10)

Upvc double glazed window to the front and upvc double glazed window to the rear. Door to the garage.

First Floor Landing

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

Bedroom 1

13'8" x 10'9" (4.17 x 3.28)

Upvc triple glazed window to the rear. Built in storage cupboard.

Bedroom 2

13'5" x 9'3" (4.1 x 2.82)

Triple glazed window to the front.

Bedroom 3

11'5" x 8'7" (3.48 x 2.64)

Triple glazed window to the rear and built in storage cupboard.

Bathroom

7'3" x 4'8" (2.22 x 1.43)

Fitted with a modern white suite comprising panelled bath with mixer tap and shower attachment, vanity wash hand basin with cupboards below, close coupled w.c. with concealed cistern. Heated towel rail and upvc triple glazed window to the side.

Outside

To the front is a boundary fence which opens to the right hand side giving access to the sweeping feature resin driveway measuring approximately 60ft in length offering off street parking for numerous vehicles.

The front garden is laid to lawn with borders containing numerous mature bushes, shrubs and trees.

The driveway leads to the:

Garage

16'7" x 11'2" maximum (5.08 x 3.42 maximum)

With remote control roller door to the front and up and over door to the rear. Light and power.

Upvc double glazed window to the side.

Rear Garden

The rear garden measures approximately 100ft in length with a good size patio area, decorative stone area and lawned area.

PROPERTY DESCRIPTION

Borders containing numerous bushes, shrubs and trees.

Situated within the garden is a:

Home Office/Workshop

15'1" x 11'10" (4.62 x 3.62)

Light and power.

Summerhouse/Garden Room

11'10" x 8'8" (3.63 x 2.65)

With light and power.

The rear garden is a particular feature of this attractive property making a full inspection essential.

Description

This exceptional semi detached house has been substantially upgraded and improved to offer well planned, beautifully appointed living accommodation that briefly comprises entrance porch, entrance hall, good sized lounge with windows to both the front and rear, well appointed kitchen with side porch off. To the first floor there are three bedrooms and a well appointed bathroom.

The property benefits from having the majority of the windows triple glazed with the remainder being double glazed, there is gas central heating with recently installed gas combination boiler, garage with remote control roller door to the front and up and over door to the rear and an attractive resin driveway offering off street parking for numerous vehicles.

The property is set approximately 60ft back from the road and has a rear garden which is approximately 100ft in length.

Located within the garden is a large workshop/home office as well as a large summerhouse.

Offered in superb order throughout an early application to view is strongly recommended by the vendors selling agents.

Directions

At the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed towards Highbridge along the Burnham/Highbridge Road. Proceed passing the mini roundabout at the junction with Marine Drive and take the second right into North Avenue. Proceed down North Avenue bearing sharp left and the property will be found a little further along on the left 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









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

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sales@berrymansproperties.net

IMPORTANT NOTICE

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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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