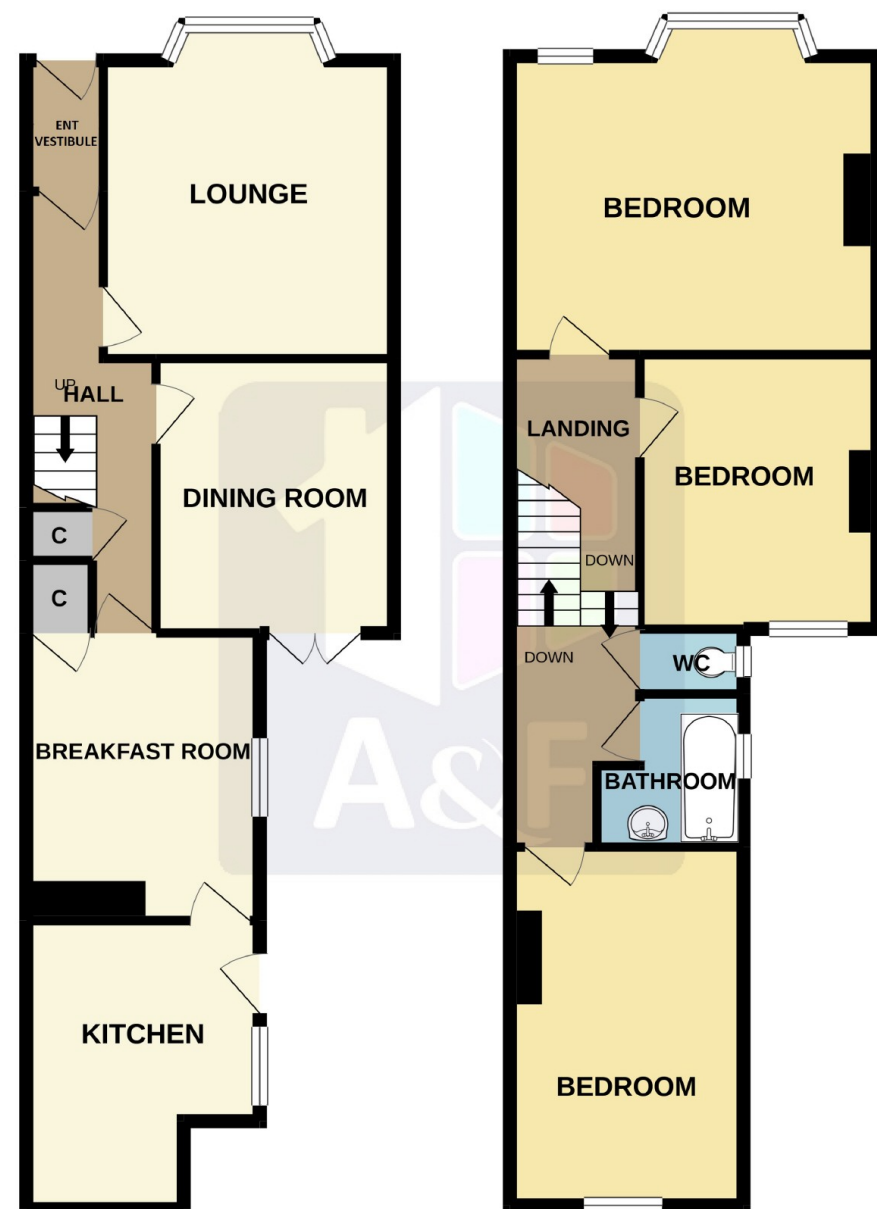


GROUND FLOOR

1ST FLOOR



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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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS

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THE DATA PROTECTION ACT 1998

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A&F

Highbridge Road, Burnham-on-Sea
£187,500



A 3 BEDROOM GAS CENTALLY HEATED MID-TERRACED PROPERTY IN NEED OF UPDATING AND MODERNISING

- 3 BEDROOMS (master full-width)
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- BATHROOM & SEPARATE WC
- GARDEN & WOODEN STORE WITH WC
- PARKING

A&F Property Group
18 College Street
Burnham on Sea
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6 Highbridge Road, Burnham-on-Sea, Somerset, TA8 1LJ

TO VIEW:

Apply to the Vendor's Sole agents: A&F Property

PLEASE KINDLY NOTE:

All viewing appointments are limited to 2 persons from one household, with all visiting parties please wearing face masks and kindly adopting a 'no-touching' protocol inside all our vendors' properties.

Many thanks for your kind co-operation during these uncertain times.

THE PROPERTY:

Entrance Vestibule, Hall, Lounge, Dining Room, Breakfast Room, Kitchen, Landing, Master Bedroom (full-width), 2 Further Bedrooms, Bathroom, Separate WC, Gas Central Heating, Gardens, Vehicular Hard Standing (via Ashley Avenue) and Wooden Store with access to WC.

The Sale will include the fitted carpets/floor coverings, curtains, blinds and light fittings.

****NO ONWARD CHAIN****

SITUATION:

This terraced property is conveniently situated for the town centre, sea front, schooling, sports centre, Apex Park and the Catholic Church (1 minute away). For the commuter, junction 22 of the M5 is approximately 2 miles. Mainline railway station in nearby Highbridge.

CONSTRUCTION:

The property is in need of general updating and modernisation.

ACCOMMODATION

ENTRANCE VESTIBULE:

Approached via wooden front door with inset letterbox and obscure glass fan/light window with further rectangular glazed window over.

HALL:

Approached via wooden door with inset obscure glass decorative coloured panes. Radiator, telephone point, under stair cupboard and electric meter/consumer unit cupboard.

LOUNGE: 14'6 (max) x 12'2 (4.42m (max) x 3.71m)

Into the westerly facing bay window. Radiator and tiled fireplace, hearth and mantel.

DINING ROOM: 11'6 x 10'0 (3.51m x 3.05m)

Radiator and recessed shelving. Tiled open fireplace, hearth and mantel. Glazed double doors to the Rear.

BREAKFAST ROOM: 12'1 x 9'9 (3.68m x 2.97m)

Radiator with window over. Feature floor-to-ceiling dresser. Recessed fireplace with tiled hearth and backing. High level shelf and under stair cupboard with shelving.

KITCHEN: 12'1 x 9'9 reducing to 6'8 (3.68m x 2.97m reducing to 2.03m)

Range of base and drawer units with worktops overs. Integrated oven and 4-ring electric hob. Single drainer stainless steel sink unit h/c with cupboard under. Cupboard with space and plumbing for automatic washing machine under and window over. Eye level drawer unit and high level shelved unit. Wooden door with cat-flap and obscure glass (matching the main front door) to the rear.

Stairs with handrail to:-

LANDING:

Loft access.

BEDROOM 1: 15'0 x 14'6 (max) (4.57m x 4.42m (max))

Into westerly facing bay window. Further westerly facing window. Radiator and tiled open fireplace, hearth and mantel.

BEDROOM 2: 15'0 x 9'9 (4.57m x 2.97m)

(Excluding door recess). Radiator and window. Wall-mounted gas boiler. Cast iron fireplace with mantel.

BEDROOM 3: 11'6 x 10'0 (3.51m x 3.05m)

Radiator and window over. Cast iron fireplace with mantel.

BATHROOM: 6'5 x 6'3 (1.96m x 1.91m)

Comprehensively tiled walls with bath h/c and 'Red Ring' shower mixer over. Pedestal wash hand basin h/c. Radiator, mirror-fronted cabinet and decorative window.

SEPARATE WC: 4'0 x 2.8 (1.22m x 0.8m)

With low level suite. Radiator and obscure glass window.

OUTSIDE:

Paved path gives access to the Entrance Vestibule. The level Front Garden, with low brick boundary wall comprises over-grown hedging, garden rectangle and paved path. The gas meter box is on the front main wall of the house.

To the immediate rear of the property is enclosed paved area with water taps. Wooden Store with tiled roof. The Rear Garden comprises lawn, borders with decorative edging, palm tree, paved path, further established trees and vehicular hard standing, accessed via Ashley Avenue.

ENERGY PERFORMANCE RATING:

Awaited

SERVICES:

Mains Water, Electricity, Gas and Drainage are connected.

TENURE:

Freehold

Vacant Possession on Completion

****NO ONWARD CHAIN****

OUTGOINGS:

Sedgemoor District Council, Tax Band: B

£1,465.65 for 2020/21

Details by: AA



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