



Burnham Road - £199,950 Freehold

Linda Saunders | Estate Agents



48 Burnham Road Highbridge TA9 3EF

It is with pleasure that we bring to market this three bedroom end of terrace property which was constructed approximately 10 years ago. The property is situated in a convenient location with plenty of local amenities including a local shop, supermarket and primary and secondary schools. The property itself briefly comprises good sized lounge, kitchen/dining room, utility room and guest cloakroom to the ground floor and family bathroom and three bedrooms, one with en suite shower room, to the first floor.

The property further benefits from PVCu double glazing, gas fired central heating and off road parking. There is a good sized enclosed front garden and a low maintenance fully enclosed rear garden. An early inspection is highly recommended.

ACCOMMODATION

(All sizes are approximate)

PVCu double glazed door with PVCu double glazed side windows into: -

Entrance Hallway: Door to kitchen/diner, cloakroom and lounge, stairs rising to the first floor, radiator and grey wood effect vinyl flooring.

Guest Cloakroom: Fitted with white low level WC and wash hand basin, extractor, radiator and continuation of the grey wood effect vinyl flooring.

Kitchen/Dining Room: 15'07" x 11'02" maximum measurements. PVCu double glazed window and PVCu double glazed French doors to the rear aspect, fitted with a range of white hi-gloss wall, drawer and base units with contrasting worktops over, stainless steel 1 1/2 bowl sink inset, built in electric oven and gas hob with extractor over, built in dishwasher and space for freestanding fridge/freezer, radiator and tile effect vinyl flooring.

Utility Room: PVCu double glazed window to rear aspect, space and

plumbing for washing machine and tumble dryer, radiator and tile effect vinyl flooring.

Lounge: 13'06" x 12'06". PVCu double glazed window to front aspect, TV & BT points, radiator and carpet as fitted.

First Floor Landing: Loft hatch, doors to all rooms and carpet as fitted.

Master Bedroom: 15'05" x 09'08". PVCu double glazed window to rear aspect, radiator and carpet as fitted. Door to: -

En Suite Shower Room: PVCu double

glazed window to rear aspect, fitted low level WC, wash hand basin and corner shower cubicle with tiled splashbacks, extractor, radiator and carpet as fitted.

Bedroom 2: 11'07" x 08'08". PVCu double glazed window to front aspect, TV point, radiator and carpet as fitted.

Bedroom 3: 11'07" x 06'02". PVCu double glazed window to side aspect, TV point, radiator and carpet as fitted.

Family Bathroom: PVCu double glazed window to front aspect and fitted white three piece suite comprising; panelled bath, close coupled WC, pedestal wash hand basin, chrome ladder style heated towel rail, extractor, tiled splash backs, cupboard and carpet as fitted.

OUTSIDE

To the front there is a fully enclosed good sized lawn area with side access gate. The rear garden is fully enclosed laid to low maintenance shingle. There is a gate providing access to the parking space.

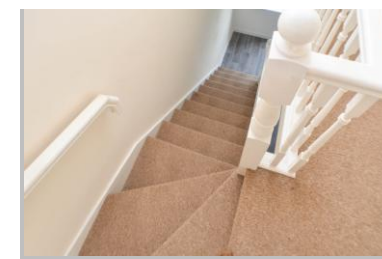
EPC Rating: B81.

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FREE Market Appraisal

If you are thinking of moving and could benefit from an up to date market appraisal on your own property, call us today.

VIEWING

Strictly by appointment through our office in Bridgwater.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

All measurements are approximate. Fixtures and fittings other than those mentioned above to be agreed with the seller.

In the event that you make an offer that is accepted by the vendor under the new Anti Money Laundering Regulations we are legally obliged to confirm your identity and residency status. Your full co-operation in this regard would be much appreciated.

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