



Highbridge – £215,000 Freehold

Linda Saunders | Estate Agents



50 Burnham Road
Highbridge
TA9 3EF

We are pleased to bring to market this traditional three bedroom family home in need of some improvement. The property is conveniently situated close to local schools and shops and further benefits from off road parking and front and rear gardens.

The property briefly comprises; kitchen/breakfast room and lounge/dining room to the ground floor and three good-sized bedrooms and a bathroom to the first. The property is likely to appeal to both first time buyers and investors alike. Viewing is highly recommended and is available with no onward chain.

ACCOMMODATION (All measurements are approximate)

Porch: PVCu double glazed door and windows. Further PVCu door to: -

Entrance Hallway: Stairs rising to the first floor, radiator and carpet as fitted.

Lounge/Diner: 19'11" x 11'10". PVCu double glazed window to front aspect and PVCu French doors opening onto the rear garden, ceiling light, TV point, telephone point, space for dining table and chairs,

feature fireplace, radiator and carpet as fitted.

Kitchen/Breakfast Room: 13'06" x 10'11". PVCu double glazed window to rear aspect, fitted with a range of eye and low level units with complimentary work surface and tiled splashbacks, built in fridge and freezer, stainless steel sink and drainer unit with hot and cold mixer tap, space and plumbing for washing machine, dual fuel range style cooker with seven ring gas hob and extractor fan and

light over, ceiling light, radiator, and wood effect vinyl flooring.

Landing: PVCu double glazed window to front aspect, radiator and carpet as fitted.

Bedroom 1: 12'03" x 09'03". PVCu double glazed window to front aspect, ceiling light, radiator, and carpet as fitted.

Bedroom 2: 10'11" x 10'04". PVCu double glazed window to rear aspect, ceiling light, radiator and carpet as fitted.

Bedroom 3: 13'07" x 08'07". PVCu double glazed window to rear aspect, ceiling light, radiator and carpet as fitted.

Bathroom: Fitted with a white three piece matching suite comprising of low level WC with push button flush, pedestal wash hand basin, P-shaped bath with mains shower over, glass panel shower screen, fully tiled splashbacks, chrome ladder style radiator, and tiled flooring.

OUTSIDE

To the front is a good-sized garden laid to lawn with pathway to front door and enclosed by timber fencing. The rear garden is also enclosed by timber fencing with lawn and patio areas and personal access gate to the parking space.

EPC Rating: C70

Council Tax Band: C

Local authority reference number 7203700021

Please Note: These are preliminary details as we are awaiting their approval from our vendor.



These particulars have been prepared for prospective purchasers only. They are not part of an offer or contract. While some descriptions are inevitably subjective, and information is given in good faith, they should not be relied upon as a statement or representation of fact.

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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.

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