

Guide Price
£280,000
Freehold





Coronation Road, Highbridge, Somerset TA9 3JD



- ### Features
- 3 Bedrooms & Family Bathroom
 - Lounge & Dining Kitchen
 - Gas Central Heating & Double Glazing
 - Garage & Parking Space for Several Vehicles
 - Summerhouse converted to office
 - Renovated Rooms
 - Semi-detached property in peaceful location
 - Close by amenities

Summary of Property

A Spacious 3 Bedroom, Semi-Detached House with Gas Central Heating and Double Glazing and a 100ft long Southerly-Facing Rear Garden.

Standing close to the centre of the Somerset town of Highbridge and being located for ease of access to various local facilities including ASDA supermarket, Doctor's surgery, restaurants, food Take A-ways, public houses, Churchfields Primary School and Nursery; and King Alfred's Senior Academy & Sports Facilities - which are available For Hire to the local community and home to Burnham-on-Sea Ladies Hockey Club. Further facilities at nearby Burnham-on-Sea. Access to the M5 interchange Junction 22 at Edithmead for easy travel to Bristol, London, The North and Junction 23 to The South. Mainline railway station in Highbridge.

Built of brick and block cavity walls and having a tiled, felted and insulated roof. The property has been very well maintained by the present owners who have recently made various improvements. Benefiting from mains Water, Drainage, Electricity, Gas-Fired Central Heating and Double Glazing.

Vacant Possession on Completion. EPC: D 63. Council Tax Band: C (£2,000.42 for 2024/25)

Room Descriptions

ACCOMMODATION

ENTRANCE PORCH

UPVC double glazed entrance doors. Tiled floor and cloaks hanging.

HALL

Part-glazed door, radiator, telephone point and understairs cupboard.

LOUNGE: 13' 4 x 12' 0 / 4.06m x 3.66m

Feature Fireplace with a fitted wood burner, double-glazed window, television point and wall light points.

DINING KITCHEN: 19' 9 x 13' 10 / 6.02m x 4.21m (max)

Range of quality base and drawer units with roll top working surfaces. Fitted 'SMEG' gas 5-ring hob with cooker hood, fitted 'Indesit' double oven. Plumbing for an automatic washing machine. Peninsular unit breakfast bar. Double-glazed window, part-tiled walls and radiator. Single drainer sink unit with mixer tap.

LANDING

Double-glazed window. Built-in cupboard housing the 'Worcester' gas-fired boiler. Access to the loft space (potential for second floor conversion, subject to Consent).

BEDROOM: 14' 10 x 11' 4 / 4.27m x 3.45m

Radiator and double glazed window with extensive view of the Rear Garden.

BEDROOM: 12' 0 x 10' 9 / 3.66m x 3.28m

Radiator and double-glazed window.

BEDROOM: 8' 8 x 8' 8 / 2.64m x 2.64m

Radiator, double glazed window and shelved cupboard.

BATHROOM

Suite comprising panelled bath with shower attachment, pedestal wash hand basin and low-level WC. Shower cubicle with 'Mira' shower unit. Radiator, double-glazed window and electric shaver point.

OUTSIDE

Parking area to the front of the property for several vehicles with driveway (with potential for a car port) to:-

GARAGE: 18'0 x 8'0 / 5.49m x 2.44m

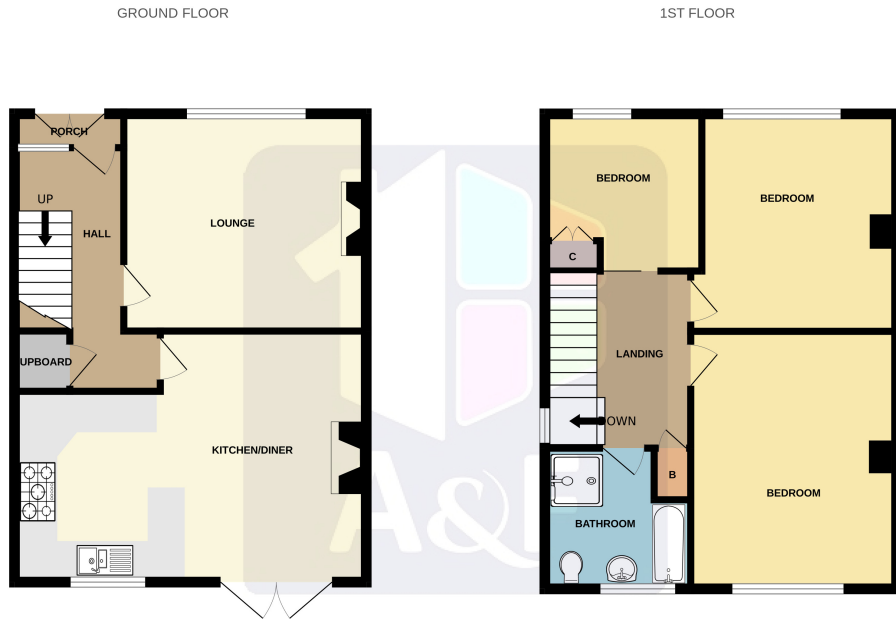
Up-and-over door, electric light and power and rear window.

REAR GARDEN

Outside WC. The southerly-facing Rear Garden is in excess of 100ft in length and has a good sized area of decking, lawn, vegetable garden, apple tree and various sheds.



Floorplan



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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Material Information

Utilities Services:

Mains Water, Gas, Electricity & Drainage are Connected

Flood Risk:

<https://flood-map-for-planning.service.gov.uk/>

Broadband & Mobile Signal:

For an indication of specific speeds and supply or coverage in the area, we recommend potential Buyers use:-

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Planning Applications:

https://sdc.somerset.gov.uk/planning_online

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
65-80	C		
55-63	D	63 D	
35-54	E		
21-33	F		
1-20	G		