

Ryeland Street Highbridge. TA9 3TA

£247,500 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

www.housefox.co.uk

01934 314242
01275 404601
01278 557700
sales@housefox.co.uk

PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This well presented semi detached house is great for first time buyers or even as a rental and offers 2 double bedrooms, a nice size living room, generous rear garden, a cloakroom WC and parking for 2. The property is approached via the driveway parking to the front which is allocated for 2 vehicles and the front entrance hall then has the stairs to the first floor and door to the living room which is a good size and has the addition of storage cupboard beneath the stairs. The modern kitchen is to the rear of the house and offers a range of wall and base units with worktops over, gas hob with extractor hood over and electric oven under, integral dishwasher and fridge freezer, inset composite sink/drainer and french doors out to the rear garden. Also off the kitchen is an area with work-top over the washing machine and a door to the downstairs cloakroom with white WC and wash basin. Upstairs there are 2 double bedrooms with bedroom 2 having the addition of a useful over-stairs store cupboard. The bathroom is also well appointed offering a white suite of WC, wash basin and a bath with shower over and a glass screen. Outside to the rear of the property the garden is a good size and also well maintained with a patio area for table and chairs, an area laid to lawn, timber gate to a side alley and a handy garden store and bin-storage area. This lovely property is only a couple of years old and set in a new development with 8 years remaining on the NHBC guarantee and benefits being in walking distance to train station, local shops and only a short drive to Burnham sea front.

FEATURES

- Semi Detached House
- Two double bedrooms
- Driveway parking for 2 to front
- Downstairs Cloakroom WC
- Nice rear garden with bin store and side gate
- Close to train station, shops and Burnham sea front
- Remainder of NHBC guarantee (8 years)
- Offered in superb decorative order
- EPC - B
- Council Tax - Band B
- 360 VIDEO TOUR AVAILABLE



ROOM DESCRIPTIONS

Entrance Hall

Stairs to first floor
Door to living room

Living Room

13' 4" x 10' 5" (4.06m x 3.17m)
Radiator; Upvc double glazed window to front; door to under stairs cupboard

Kitchen

13' 8" x 9' 9" (4.17m x 2.97m)
Radiator; range of wall and base units with worktops over, gas hob with extractor hood over and electric oven under, integral dishwasher and fridge freezer, inset composite sink/drainage and UPVC french doors out to the rear garden.
Also off the kitchen is an area with work-top over the washing machine and a door to the cloakroom WC.

Cloakroom WC

Radiator; downstairs cloakroom with white WC and wash basin.

Bedroom 1

13' 8" x 9' 2" (4.17m x 2.79m)
Radiator; Upvc double glazed window to rear

Bedroom 2

13' 8" x 10' 3" (4.17m x 3.12m)
Radiator; Upvc double glazed window to front; door to built in cupboard over stairs

Bathroom

7' 2" x 5' 7" (2.18m x 1.70m) Towel
Radiator; Upvc double glazed window to side; white suite of WC, wash basin and a bath with shower over and a glass screen.

Outside

FRONT - Driveway parking for 2; alley with side gate access to garden

REAR - Outside to the rear of the property the garden is a good size and also well maintained with a patio area for table and chairs, an area laid to lawn, timber gate to a side alley and a handy garden store and bin-storage area.



FLOORPLAN & EPC

