

Mayflower Court, Highbridge, Somerset. TA9 3BQ

£174,950 Freehold

FOR SALE



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PROPERTY DESCRIPTION

House Fox Estate Agents are pleased to offer this first-floor semi-detached Coach house situated in a popular location in Highbridge.

The property is sold on a Freehold basis and is presented in excellent condition throughout.

Featuring a good size Living room, modern Kitchen, two generously sized Bedrooms, luxury Wet room & gas heating.

Further benefits include directly underneath the property it has its own designated parking space with space for a smaller second vehicles. Beyond the parking area our vendor has created a private and fully enclosed courtyard garden facing largely West & enjoying a good degree of afternoon sun.

Situated on a modern development in the commuter town of Highbridge within a short walk of the Asda superstore and major bus routes. The town has a variety of shops, fast food outlets and a mainline railway station. Access to junction 22 is approximately 1.5 miles distant from the property offering excellent commuting links to Bristol, Taunton etc. The neighbouring popular coastal town of Burnham on Sea is approximately 1.5 miles distant giving a bustling High Street of shops, banks, coffee shops, restaurants etc, together with its seafront & Esplanade. Bristol Airport is approximately 20 miles distant.

This property is available with no onward chain complications and we recommend an early viewing in order to fully appreciate all this delightful property has to offer.

Note: House Fox work with a whole of market independent financial advisor who can cherry pick the best mortgages on offer. Call for a no-obligation discussion.

FEATURES

- Semi-Detached Coach House
- Two Double Bedrooms
- Excellent Decorations + Finishings
- No Onward Chain Complications
- Parking Below
- Courtyard Garden
- Freehold Property
- Popular Modern Development
- EPC - C
- Council Tax Band - B



ROOM DESCRIPTIONS

Accommodation

GROUND FLOOR ENTRANCE HALL

Radiator. Wall mounted consumer unit. Courtesy light. Ceiling mounted smoke alarm. Staircase rising to the first floor.

GALLERIED LANDING

Rear aspect double glazed UPVC window. Radiator. Wall mounted central heating thermostat. Built-in storage cupboard. Access to part boarded & insulated roof space. Airing cupboard housing hot water tank with slatted shelf above. Doors to both bedrooms, shower room and living room.

LOUNGE/DINING ROOM

Dual front aspect double glazed uPVC windows. One double and one single panel radiator. Television and telephone points. Grey laminate flooring.

Opening to:

Kitchen -

Rear aspect double glazed uPVC window. Matching range of fitted grey wall and base level units incorporating cupboards and drawers. Inset brush steel electric oven and electric hob with brush steel cooker hood over and splashback. Inset single drainer stainless steel sink unit with adjacent roll top work surfaces. Space and plumbing for automatic washing machine and up right fridge freezer. Cupboard concealing gas fired boiler for domestic hot water and central heating. Feature grey wood effect floor covering.

Bedroom 1 -

Front aspect double glazed UPVC window. Radiator. Built-in wardrobe cupboard having shelf and hanging rail.

Bedroom 2 -

Front aspect double glazed UPVC window. Radiator.

Wet Room -

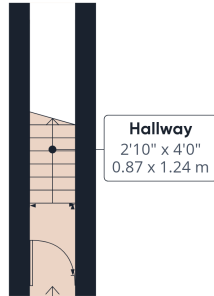
Rear aspect obscure double glazed uPVC window and housing matching white suite comprising fitted low level WC & vanity unit with inset wash hand basin having cupboards under. Walk-in glass side shower with electric shower. Radiator. Feature part tiled walls. Ceiling mounted extractor fan

Parking & Garden

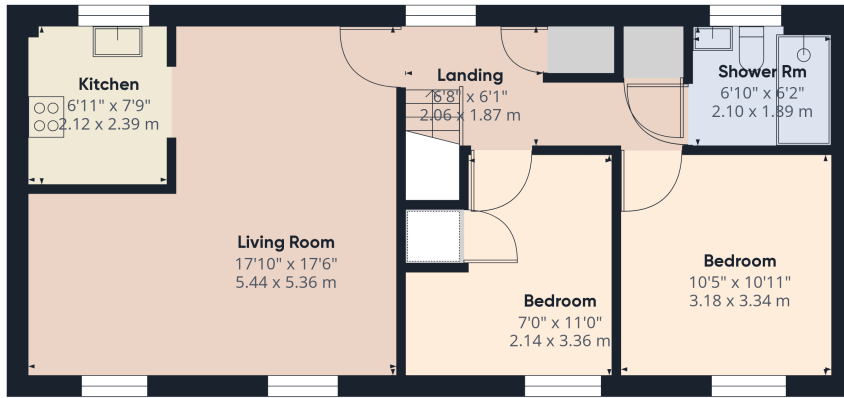
Directly underneath undercroft parking area suitable for two small cars. Large under-stairs storage cupboard. Beyond the parking area our vendor has created a fully enclosed rear courtyard garden with garden Shed. Mostly West facing & enjoying a good degree of afternoon sun this area is a super secluded area to entertain or relax.



FLOORPLAN & EPC



Floor 0



Floor 1

Approximate total area¹
670.63 ft²
62.3 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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