

Cherry Tree House, Burnham Road, Highbridge, Somerset. TA9
3EF

£222,500 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HouseFox Estate Agents are pleased to offer this immaculate two double bedroom house that has been priced to sell.

This appealing Victorian end-of-terrace house provides versatile accommodation, with the potential for further expansion into the roof space, if deemed necessary and subject to consents.

In brief, the property comprises an entrance lobby, hallway, lounge, dining room with an adjoining kitchen and conservatory/utility room.

On the first floor, there is a landing leading to two double bedrooms, with the primary bedroom offering the possibility of subdivision if required to create a third bedroom. Additionally, there is a luxury modern bathroom with both a bath and shower cubicle, plus a separate WC.

The residence features recently installed UPVC double glazing (Nov 23), gas central heating via Worcester combination boiler, hard wearing Karndean flooring throughout and is presented in excellent decorative condition with an appealing mixture of modern & original features.

Outside to the rear a mostly southerly facing garden with a large paved patio to the immediate rear of the property opening to two further areas beyond. There is unrestricted on-street parking to the immediate front of the property.

The property is situated in a convenient location within close proximity of Apex Park, schools, supermarkets, both Highbridge & Burnham-on-sea town centre and the sea front.

This well priced, spacious and versatile property is sure to attract much attention & we recommend an early viewing in order to fully appreciate all it has to offer.

FEATURES

- End of Terrace House
- Spacious & Flexible Accommodation
- Two Double Bedrooms
- Two Reception Rooms
- Luxury Bathroom & Separate WC
- Utility/Conservatory
- Excellent Decorations + Finishings
- Recently Fitted Double Glazing
- Super Southerly Facing Rear Garden
- Freehold
- Council Tax Band - B
- EPC - D



ROOM DESCRIPTIONS

Ground Floor

Entrance Porch -

With tiled floor, further newly installed double glazed door to the:

Entrance Hall -

Stairs rising to the first floor, feature radiator, Kardean flooring, feature vertical radiator.

Lounge -

Newly fitted Upvc double glazed bay window to the front, feature fire surround, feature radiator, coved ceiling. Kardean flooring.

2nd Reception Room/Dining Room -

Useful under stair recess, Kardean flooring. Feature radiator, two Upvc double glazed doors to the conservatory/utility room and door way though to the:

Kitchen -

Fitted with a commercial stainless steel industrial style kitchen with double bowl drainer sink unit, fabulous full size range cooker with extractor hood over, space for fridge and freezer, plumbing for dishwasher. Double glazed window to rear aspect plus further internal double glazed window to Conservatory. Kardean flooring.

Note: All the freestanding units can be included or excluded from the sale by negotiation.

Utility Room/Conservatory -

Fitted with a range of wall and floor units, single bowl sink unit, space for tumble dryer, plumbing for automatic washing machine, cooker point. Twin upvc double glazed French doors opening to the rear garden. Kardean flooring.

First Floor

Landing -

Doors to all rooms. Access to roof space with pull down ladder. Kardean flooring.

Bedroom 1 -

Two upvc double glazed windows to the front, feature fireplace & vertical style radiator. Kardean flooring. This room could be divided into two rooms should it be required.

Bedroom 2 -

Upvc double glazed window to the rear. Radiator. Kardean flooring.

Bathroom -

Modern white suite comprising deep panelled bath with side taps, separate shower cubicle, close coupled w.c., pedestal wash hand basin, storage cupboard, heated towel rail and upvc double glazed obscured window to the rear. Kardean flooring.

First Floor W.C.

White suite comprising low level WC & corner wash hand basin. Upvc double glazed window.

Outside

To the front of the property is a boundary wall with a small area of front garden laid for ease of maintenance.

Rear Garden - Enclosed rear garden which is approximately 45ft in length with a good sized patio area to the immediate rear of the property with a picket fence and gate leading to the rear of the garden with shed and gate.

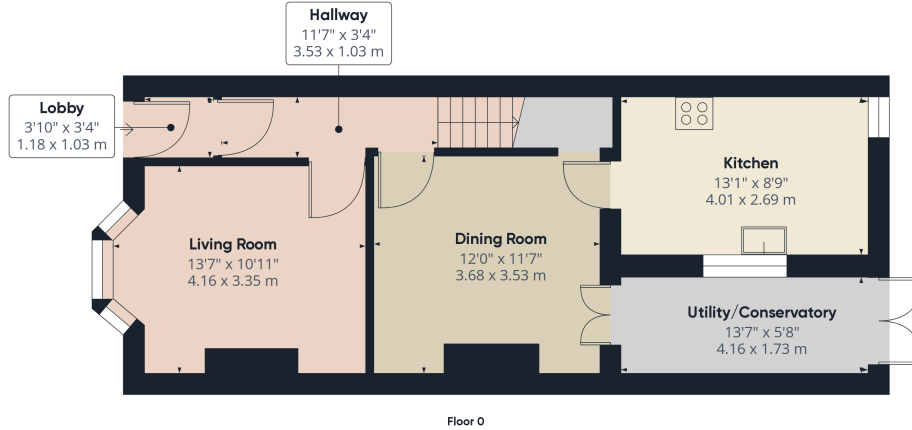
Floorplan & Disclaimer

All approximate room measurements are shown on the attached floorplan.

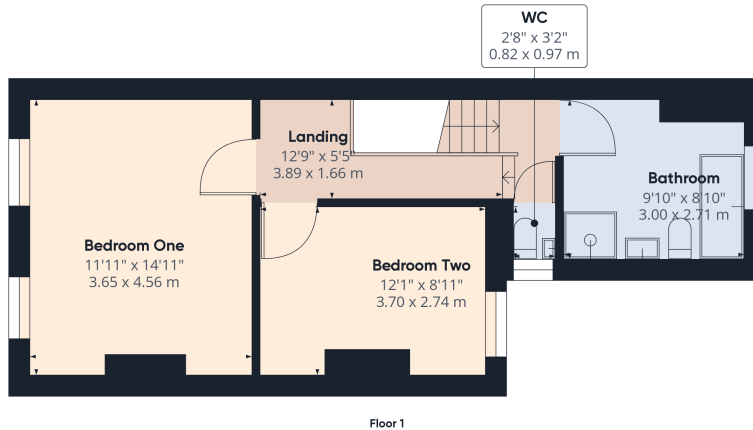
PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property



FLOORPLAN & EPC



Approximate total area¹⁾
989.54 ft²
91.93 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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