

Paddock Drive, Highbridge, Somerset. TA9 3LH

£325,000 Freehold

FOR SALE



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ESTATE AGENTS

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## PROPERTY DESCRIPTION

Situated close to the border of the popular towns of Highbridge & Burnham-on-sea this immaculate detached bungalow sits on a good size corner plot with level gardens to three sides, offering parking, patio & lawned areas, large shed & garage.

Our vendors have refurbished the property during their ownership, including new flooring, kitchen, double glazed windows, light fittings, custom made blinds and landscaped the rear garden.

With two double bedrooms, the property offers spacious & flexible accommodation & could easily be extended whilst keeping a good size garden.

Outside the unique setting offers peace & tranquility with the large garden mostly laid to lawn with various shrubs offering a surprising amount of privacy.

This immaculate bungalow and gardens are sure to attract much attention & we recommend an early viewing in order to fully appreciate the location, plot size & spacious & flexible accommodation. There are no onward chain complications & we ask for serious enquiries only please from applicants who are ideally immediately proceedable or at least on the market.

## FEATURES

- Detached Bungalow
- Two Bedrooms
- Fabulous Corner Plot Gardens
- Garage & Driveway for three vehicles
- Immaculate condition throughout
- Wood burner, Gas Central Heating and Double Glazing
- No Chain Complications
- Freehold
- Council Tax Band - C
- EPC - C



## ROOM DESCRIPTIONS

### Accommodation

Entrance Hall - access through obscure double glazed UPVC door, ceiling light, loft hatch giving access to part boarded roof space with pull down ladder.  
Wood effect vinyl flooring, radiator, doors to useful cloak/storage cupboard, door to the airing cupboard and further doors to all rooms.

Living Room - good size triple aspect room with newly installed May 25 UPVC double glazed bay windows to the front, matching windows to the side (all with custom made blinds) and UPVC double glazed sliding patio doors leading out to the rear garden.

Two ceiling light features, two radiators plus a feature fireplace with a decorative tiled surround wooden mantel over and a cast iron floor standing log burner.

Kitchen - front and side aspect room with newly installed (May 25) UPVC double glazed window to the front and a UPVC double glazed door to the side walk way.  
Ceiling light, tiled floor and a wall mounted Worcester gas fired combination boiler system.

The kitchen has recently been refitted with a range of gloss white base and eye level units with grey granite effect square edge worksurfaces, inset one bowl stainless steel sink with adjacent drainer and mixer tap, integrated oven with a matching ceramic four ring induction hob and feature splash-back, Space and plumbing for washing machine, space for dishwasher & vertical fridge/freezer, radiator.

Bedroom One - Good size rear aspect room with UPVC double glazed windows overlooking the rear garden, ceiling light, radiator.

Bedroom Two - Further rear aspect room with UPVC double glazed windows overlooking the rear garden, full width & corner range of floor to ceiling fitted wardrobes. Radiator.

Bathroom - Front aspect room, with UPVC with obscure double glazed windows, ceiling light, radiator.  
Modern white suite comprising of a large L shaped panel enclosed bath with part tiled walls, glazed shower screen, water fall style mixer tap and a wall mounted mains power shower system over, low level WC and a pedestal wash hand basin with a chrome mixer tap. Tile effect flooring.

### Outside

To the front of the property there is a corner plot garden, predominately laid to lawn with a block paved pedestrian pathway leading to the front door and all along the front of the property leading to one side to the drive way which again is block paved and provides off street parking for at least three vehicles leads to the garage. Pedestrian side gateway leading to the rear garden and the block path way leads along the other side of the property to the side corner garden which again has been predominately laid to lawn, all surrounded with a beautiful range of flowers and shrub beds and borders.

Rear Garden - Our vendor has landscaped the rear garden which is of a good size enclosed with a mixture of panel wooden fencing and brick walling & it is now an extremely well stocked garden with a fantastic arrangement of flower and trees, shrubs beds and borders.

The garden has been laid mostly to lawn with a paved patio to the immediate rear of the living room. Various stone chip areas. Timber built shed to rear of garage. Pathway giving access to front, kitchen & garage.

Garage - 4.88m x 2.44m (16 x 8) - Up & over door, power & light, pedestrian door.

### Agents Note

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 firms employment has the authority to make or give any representation or warranty in respect of the property







## FLOORPLAN & EPC

