

Adams Close, Highbridge, Somerset. TA9 3DX

Offers in the region of £245,000 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

*** Modern mid-terrace three bedroom house in quiet cul-de-sac location ***

HouseFox Estate Agents are pleased to offer this well located & spacious mid terrace house with a fully enclosed porch opening to small hall, good size kitchen/diner, living room and sun room. Upstairs off the landing are three bedrooms (two doubles) plus a modern family bathroom.

Presented in good order throughout the house will make an excellent family home or lucrative buy to let opportunity and is offered with uPVC double glazing, modern gas-fired central heating, garage and good size rear garden with useful insulated garden shed with power & light.

Offered with NO ONWARD CHAIN complications.

LOCATION:

Standing in a cul-de-sac on the south side of the historic Somerset market town of Highbridge and having a westerly facing aspect to the front. Highbridge provide various facilities including supermarkets, shops, doctors surgery, churches, schools and public houses. Further facilities at nearby Burnham-on-Sea and also at Bridgwater - which is approximately 9 miles away. Access to the M5 at Junction 22 to the north and Junction 23 to the south. Mainline railway station in Highbridge.

FEATURES

- Mid-Terrace House
- Three Bedrooms
- Two Reception Rooms
- Conservatory with Utility Area
- Garage
- Good Size Rear Garden
- No Onward Chain Complications
- Freehold Property
- Council Tax Band - B
- EPC - C



ROOM DESCRIPTIONS

Ground Floor

FULLY ENCLOSED PORCH

UPVC double glazed windows and UPVC double glazed obscure door. Double glazed polycarbonate roof. Further UPVC obscure double glazed door opening to:

HALL

5' 5" x 4' 6" (1.65m x 1.37m)

Radiator. Smoke detector. Stairs leading to first floor landing and door into:

LIVING ROOM

14' x 12' 5" (4.27m x 3.78m) max

UPVC double glazed window to front. Radiator. Television including Virgin Fibre and Telephone points. Useful Understairs storage cupboard with light. Coved ceilings. Door to:

DINING ROOM

8' 9" x 7' 9" (2.67m x 2.36m)

UPVC double glazed window. Radiator. Coving. Archway leading through to

KITCHEN

7' 3" x 9' 5" (2.21m x 2.87m)

Range of wall and floor units finished in Ash with black granite effect rolled edge worktops. Tiled splashback surround. One and a quarter bowl stainless steel sink and drainer unit with mixer tap over. Space for free standing gas oven and built-in Bosch extractor fan over. Space for under counter appliance. Wood effect laminate flooring. UPVC double glazed window to rear & UPVC double glazed obscured door to:

CONSERVATORY:

17'2" x 7'6" (5.23m x 2.28m)

UPVC double glazed French doors leading to rear garden. UPVC double glazed windows. One UPVC obscured double glazed window. Plumbing for washing machine. Polycarbonate roof. Radiator.

First Floor

LANDING

Doors to all rooms. Access to loft space. Air- vent. Smoke detector.

BATHROOM

7' 7" x 6' 4" (2.31m x 1.93m)

Modern white suite comprising: Low level WC. Panelled bath with mixer tap plus mains operated shower over and tiled surround. Pedestal wash hand basin with tiled splashback. Chrome heated towel rail. Obscured UPVC double glazed window to rear. Shaving point. Storage cupboard housing Ideal combination boiler which services the hot water and heating for the property. Grey wood effect vinyl flooring.

BEDROOM 1

12' 9" x 9' 3" (3.89m x 2.82m)

Extra wide UPVC double glazed window to rear. Radiator. Two air-vents.

BEDROOM 2

10' 2" x 9' 3" (3.10m x 2.82m)

UPVC double glazed window to front. Radiator. Air vent.

BEDROOM 3

7' 1" x 6' 5" (2.16m x 1.96m) Stair well intrusion.

UPVC double glazed window to front. Radiator.

OUTSIDE

Fully fenced and enclosed rear garden with patio area and lawn area which leads to the rear. Shed which has been insulated with power & light.

GARAGE

There is a separate garage in a block a short distance from the property.

Agents Note:

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



TOTAL APPROX. FLOOR AREA 797 SQ.FT. (74.0 SQ.M.)

