



3 AVALON ROAD
Highbridge, TA9 3JW

Asking Price £279,950



PROPERTY DESCRIPTION

A three bedroom detached bungalow situated in a sought after location close to local amenities offering deceptively sized accommodation.

Entrance porch* entrance hall* lounge* kitchen/breakfast room* three bedrooms* shower room* separate w.c.* gas central heating* upvc double glazed windows* low maintenance gardens to the front and rear* garage* off street parking for three/four vehicles.

The local area*

2.1 miles – M5 Motorway

0.80 miles – Railway Link

18.5 miles – Bristol Airport

*All distances are approximate and sourced from Google Maps

Local Authority

Sedgemoor District Council. Council Tax Band: C.

EPC Rating: D.

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION
ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 793 700

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PROPERTY DESCRIPTION

Accommodation (Measurements and directions are approximate)

Two multi pane doors opening to the:

Entrance Porch

Further multi pane door and side panel to the:

Entrance Hall

Storage cupboard, cupboard housing the Worcester combination gas boiler supplying domestic hot water and radiators. Access to:

Lounge 19' 10'' x 10' 9'' (6.04m x 3.28m)

Upvc double glazed window to the front. High level upvc double glazed window to the side. Fire surround with fire.

Kitchen/Breakfast Room 11' 9'' x 8' 9'' (3.59m x 2.67m)

Fitted with a range of wall and floor cupboards to incorporate single sink drainer unit, gas cooker point, space for fridge/freezer, upvc double glazed windows to the front and side. Multi pane door to outside.

Bedroom 1 12' 0'' x 11' 9'' (3.67m x 3.59m)

Range of built in wardrobes, upvc double glazed window to the rear,

Bedroom 2/Dining Room 12' 1'' x 10' 9'' (3.68m x 3.28m)

Upvc double glazed window to rear.

Bedroom 3 8' 7'' x 7' 10'' (2.61m x 2.38m)

Upvc double glazed window to the side.

Shower Room

Comprising shower area with low level screening, pedestal wash hand basin, tiled walls and upvc double glazed obscured window to the side.

Separate w.c.

With low level w.c. and upvc double glazed obscured window to the side.

Outside

To the front of the property is a low level boundary fence with the front garden being laid for ease of maintenance with borders containing shrubs and bushes.

To the right hand side of the property is a long driveway offering off street parking for three/four vehicles leading to a:

Garage

Up and over door.

Access gates either side of the property lead to the:

Rear Garden

With patio area, area laid to artificial grass with raised borders containing shrubs and bushes. The garden enjoys a good degree of privacy and is an attractive feature of this bungalow.

PROPERTY DESCRIPTION

Description

The property is situated in a sought after location close to Asda supermarket, medical centre and the town centre amenities. The Apex Park and Burnham-on-Sea town centre and sea front are also close by. The bungalow offers deceptively sized accommodation that briefly comprises entrance porch with entrance hall, lounge, kitchen/breakfast room, three bedrooms, shower room and separate w.c. The property benefits from gas central heating, upvc double glazing and in need of some updating.

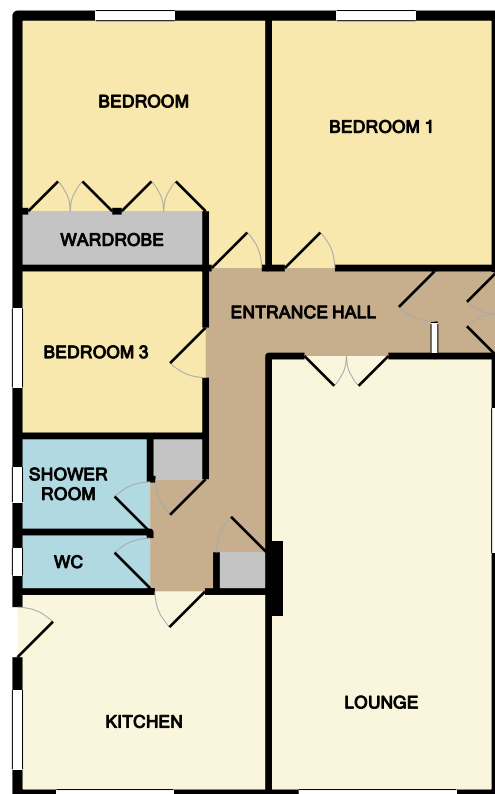
Directions

From Burnham-on-Sea town centre proceed along Burnham/Highbridge Road into Highbridge and at the roundabout with the junction with Church Street (A38) take a left into Church Street and then immediately left into Worston Road. Proceed along Worston Road taking the first left into Fairford Road and first right into Fairdean Road. Proceed down Fairdean Road taking a left into Avalon Road where the bungalow will be found on the right hand side.









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey – A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans – All measurements wall, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:
Alletsons up to £150 Inc. VAT, Barringtons & Sons up to £120 Inc. VAT, Holly & Steer up to £100 Inc. VAT, Simply Conveyancing up to £240 Inc. VAT, HD Financial Ltd up to £240 Inc. VAT

