



1 MAXWELL DRIVE

Highbridge, TA9 3FH

Asking Price £139,950



PROPERTY DESCRIPTION

A two bedroom coach house with gas central heating, double glazing, two bedrooms and open fronted garage.

Recessed porch* hall* landing* lounge* kitchen* master bedroom with en suite shower room* further bedroom* bathroom* gas central heating* double glazing and open fronted garage with store.

The local area*

2 miles – M5 Motorway

1.2 miles – Railway Link

18.6 miles – Bristol Airport

*All distances are approximate and sourced from Google Maps

Local Authority

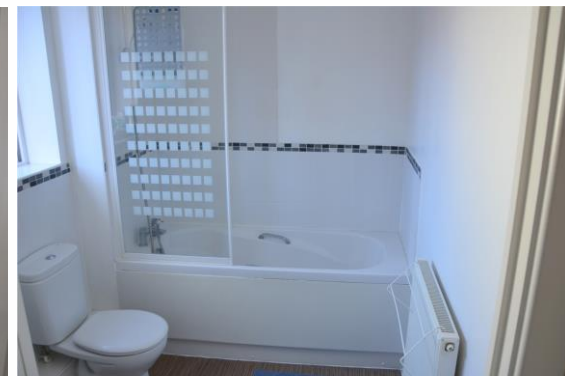
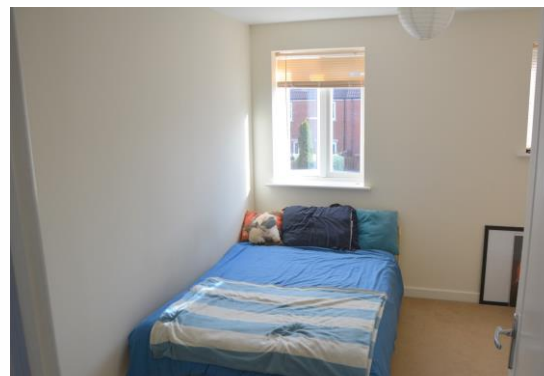
Sedgemoor District Council. Council Tax Band: B.

EPC Rating: C.

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

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PROPERTY DESCRIPTION

Accommodation (Measurements and directions are approximate)

Recessed Porch

With meter cupboards and overhead light.

Hallway

Approached via low maintenance door with inset letter box, spy hole and obscure glass double glazed panes. Radiator, smoke detector and consumer unit. Stairs with handrail to the :

First Floor Landing

Radiator, double glazed window, telephone point, door bell, smoke detector, central heating thermostat and useful storage cupboard. Built in airing cupboard housing the factory lagged hot water cylinder, slatted shelving and immersion heater. Loft access.

Lounge 17' 9'' x 10' 6'' (5.41m x 3.20m)

Two radiators with double glazed windows over. Television and telephone points.

Kitchen 13' 8'' x 7' 3'' (4.16m x 2.21m)

Range of base and drawer units, wall cupboards (one containing wall mounted gas boiler) and contrasting worktops. Inset single drainer stainless steel sink unit with mixer tap. Integrated appliances include electric oven, four ring gas hob and extractor fan/light. Radiator and double glazed window. Plumbing for automatic washing machine and dishwasher. Part tiled walls, extractor fan and inset ceiling spotlights.

Master bedroom 13' 2'' x 11' 5'' (4.01m x 3.48m)

Radiator and double glazed window. Television and telephone points.

En Suite

Recessed tiled area with mixer, pedestal wash hand basin with mixer tap and low level w.c. Radiator, part tiled walls and extractor fan.

PROPERTY DESCRIPTION

Bedroom 2 11' 5'' x 10' 3'' (3.48m x 3.12m)

Radiator, two double glazed windows and built in over stair cupboard.

Bathroom 7' 5'' x 6' 3'' (2.26m x 1.90m)

Part tiled walls and comprising a white suite of panelled bath with twin grab handles and mixer tap. Pedestal wash hand basin with mixer tap and low level w.c. Radiator and obscure glass double glazed window. Electric shaver point and extractor fan.

Outside

OPEN FRONTED GARAGE

Tenure

Leasehold

WE WOULD ADVISE ANY PROSPECTIVE PURCHASERS TO OBTAIN
CONFIRMATION OF THE DURATION OF THE LEASE BEFORE
PROCEEDING.

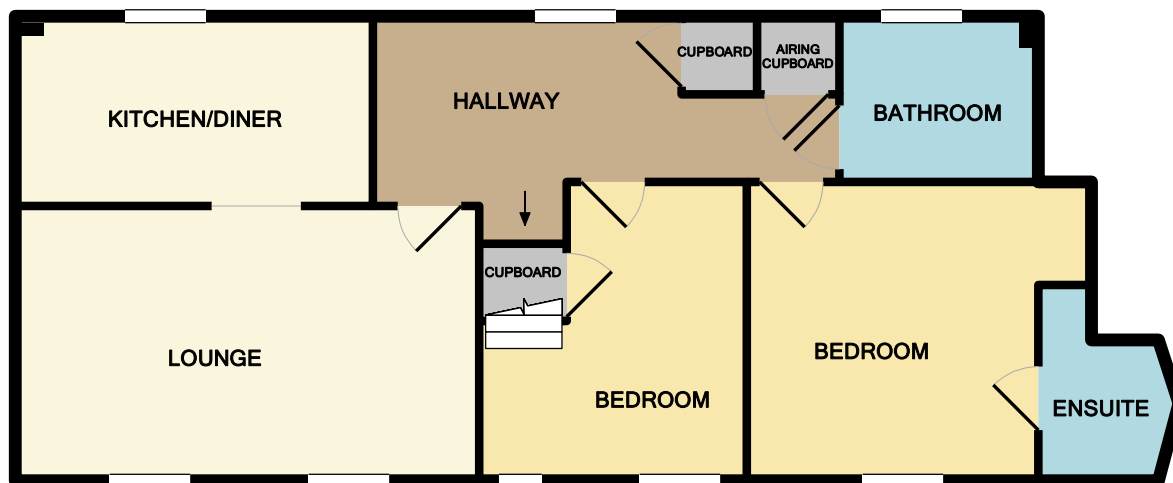
Description

Situated on a modern residential development with other similar properties close to the town centre of Highbridge and most town amenities.

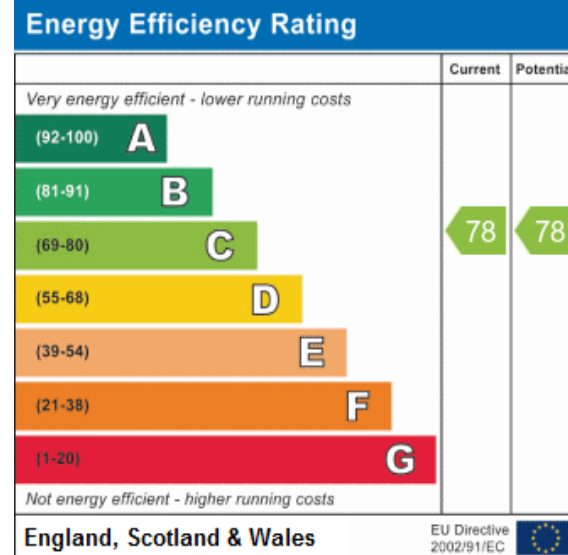








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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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 applied 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. Berryman's Estate Agents may make the following referrals and in exchange receive an introduction fee:
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