



35 SPARKS WAY  
Highbridge, TA9 3QL

Asking Price £189,950

 **BERRYMAN'S**

# PROPERTY DESCRIPTION

A modern two double bedroom terraced house offered in good order throughout that must be seen to be fully appreciated.

Entrance hall\* lounge\* kitchen/diner\* two double bedrooms\* bathroom\* gas central heating\* upvc double glazed windows\* good sized garden to the rear\* off street parking for two vehicles.

## The local area\*

2.8 miles – M5 Motorway  
0.4 miles – Railway Link  
18.8 miles – Bristol Airport

\*All distances are approximate and sourced from Google Maps

## Local Authority

Sedgemoor District Council.     Council Tax Band: B.

EPC Rating: D.

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

**01278 793 700**

BURNHAM@BERRYMANSPROPERTIES.NET



# PROPERTY DESCRIPTION

## Accommodation (Measurements and directions are approximate)

Upvc double glazed obscured door to the:

### Entrance Hall

Stairs rising to the first floor.

### Lounge 18' 2" x 12' 11" (5.54m x 3.93m) maximum

Upvc double glazed window to the front, understair storage cupboard. Door to the:

### Kitchen/Diner 12' 10" x 7' 0" (3.92m x 2.13m)

Fitted with a range of wall and floor units to incorporate single sink drainer unit, integrated electric oven, hob and extractor fan, cupboard housing the gas boiler supplying domestic hot water and radiators. Space for fridge/freezer and upvc double glazed window to the rear. Upvc double glazed obscured door to outside.

### First Floor Landing

Access to roof space. Airing cupboard.

### Bedroom 1 12' 11" x 8' 4" (3.94m x 2.53m) maximum

Upvc double glazed window to the rear.

### Bedroom 2 10' 8" x 9' 9" (3.24m x 2.96m)

Large overstair storage cupboard, upvc double glazed window to the front.

### Bathroom 6' 4" x 5' 9" (1.94m x 1.75m)

Comprising panelled bath with shower and screen, pedestal wash hand basin and close coupled w.c. Extractor fan.

### Outside

To the front of the property is a boundary fence with gate offering access to the front garden which is laid for ease of maintenance with pathway leading to the front door.

### Rear Garden

Measuring approximately 45ft in length being laid for ease of maintenance. Off street parking for two vehicles.

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The property is centrally situated to Highbridge town centre with all local amenities. This modern two bedroom staggered terraced house offers the benefit of gas central heating, double glazing, parking and good sized garden to the rear. The property is offered in good order throughout and an early application to view is strongly recommended by the vendors selling agents.

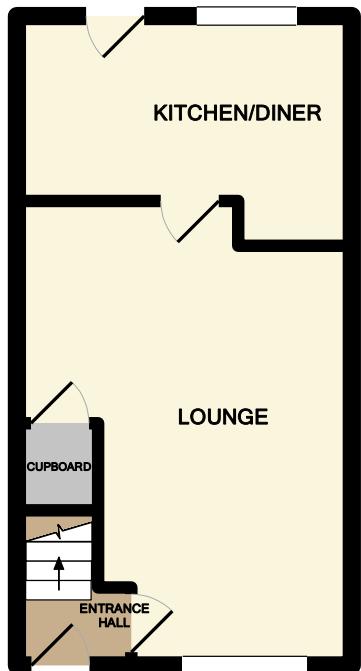
## Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street onto Burnham/Highbridge Road. Proceed straight across at the roundabout and at the junction with the A38 (Church Street) take a right into Church Street (A38). At the next roundabout take a right into Tylers Way leading into Newtown Road. Sparks Way will be found on the left hand side. Bear right proceeding into the cul-de-sac where the property will be found on the right hand side.

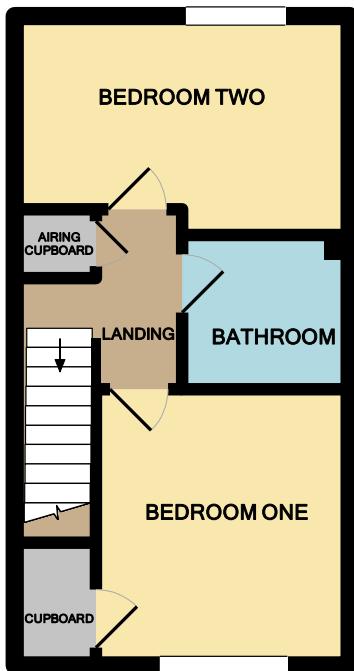








GROUND FLOOR



FIRST FLOOR

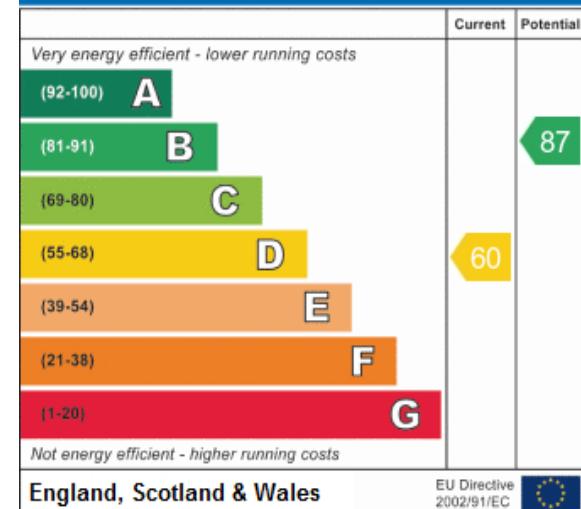
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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, 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:  
 Allsetsons 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

## Energy Efficiency Rating



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