



BURNHAM ROAD, HIGHBRIDGE, SOMERSET, TA9 3EG

Burnham Road Highbridge Somerset, TA9 3EG

Weston-Super-Mare 10 miles Burnham on Sea 1 mile

This 1930's, bay fronted semi-detached property has been extended over recent years to create this well presented family home.

Guide Price £335,000

DESCRIPTION

Internally the ground floor layout comprises entrance porch and hall, shower room, living room, dining room, utility and kitchen/diner. The living room boasts a feature bay window finished in UPVC and wall mounted gas fire, with doors leading into the dining room. Used by the current owner as an office, the dining room benefits from alcove storage and gas fire with hearth. Formerly the galley kitchen prior to extension work, the utility is a particularly handy space with plumbing for washing machine and dryer, roll edge work tops, as well as additional room for either integrated or freestanding storage. The kitchen/diner is the focal



point of the home and provides access via 'French Doors' and a single UPVC patio door into the rear garden. Comprising a range of wall, drawer and base units, it has been fitted to include, hobs, oven and stainless steel sink with drainer. Complimentary tiling has been applied to all splash prone areas.

On the first floor are three bedrooms and a family bathroom. Both bedroom one and two are spacious double rooms in size, with bedroom one enjoying bay window to the front of the property and bedroom two afforded integrated alcove storage. Bedroom three is single room with views overlooking the garden. The contemporary family bathroom has been fitted to include WC, pedestal sink and panelled bath with shower over.

The property has been meticulously maintained over the years and is presented to a high standard. Within close proximity to local

schooling and park land, this is the perfect family home, an early viewing is therefore essential.

OUTSIDE

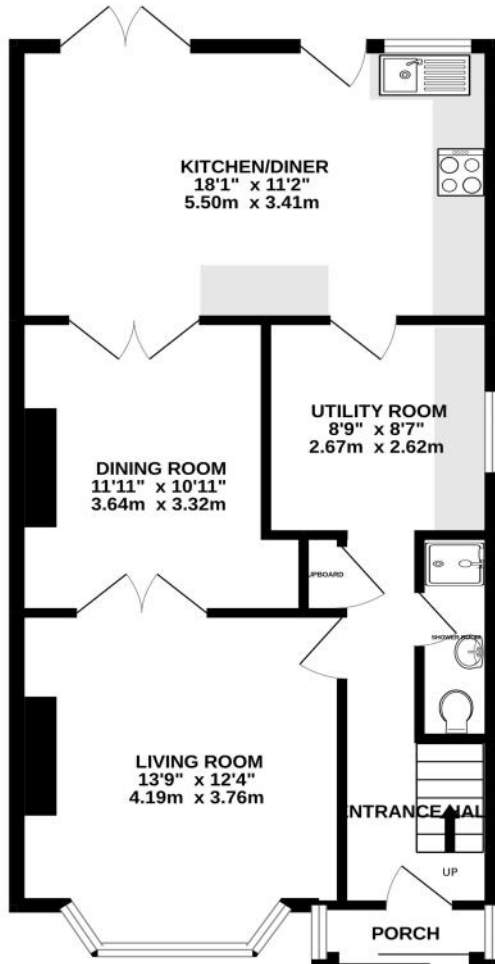
To the front of the property is a recently block paved driveway, providing ample off road parking for a minimum of three cars, whilst leading up to the detached, tandem double garage. The rear garden is a vision of colour, with a vast spectrum of mature plants and shrubs, all situated in well stocked borders, enclosing the lawn with timber shed, patio area, summer house, greenhouse, large brick built outbuildings, three aviaries and a sunny rear aspect.

SITUATION

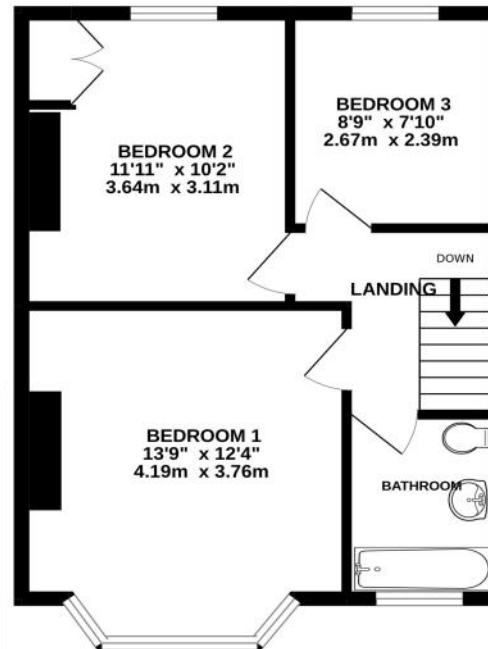
The property is situated in the town of Highbridge within an easy level walk of Churchfield Primary School and the nearby Asda

BURNHAM ROAD

GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1081 sq.ft. (100.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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IMPORTANT NOTICE

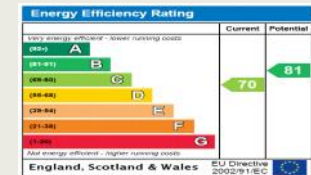
superstore. There are major bus routes within a short stroll of the front door. The town also benefits from a mainline railway station and easy access to junction 22 (M5) which is approximately 2 miles distant giving excellent commuting links to Bristol, Taunton etc. The neighbouring coastal town of Burnham on Sea is nearby with its bustling High Street of shops, restaurants, banks, coffee shops etc, together with its sea front & Esplanade. Bristol Airport is approximately 20 miles distant.

DIRECTIONS

Leave the town of Burnham on Sea and follow along at the mini roundabout towards Highbridge. The property is found on the left hand side after the entrance to King Alfred's secondary school.

SERVICES Mains electric, Mains drainage, Mains water, Mains Gas

OUTGOINGS Sedgemoor District Council Band 'C'



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Viewing

Strictly by appointment with the agents

Greenslade Taylor Hunt.

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