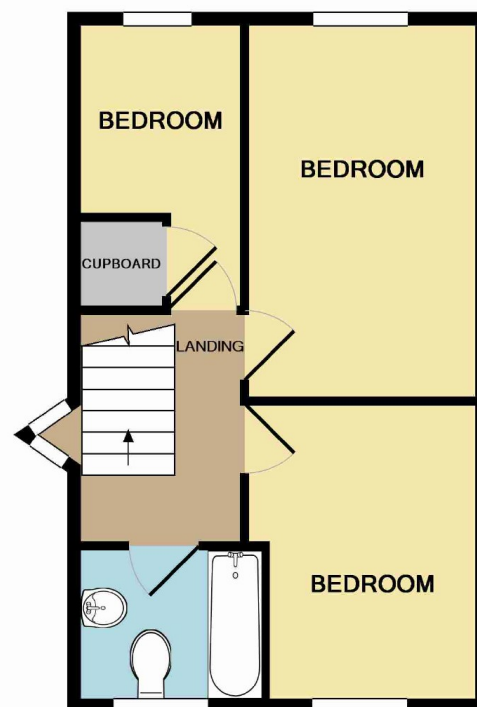
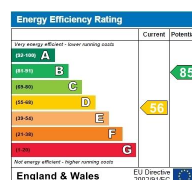


GROUND FLOOR



1ST 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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THE DATA PROTECTION ACT 1998

Please note that all personal provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent. For further information about the Consumer Protection from Unfair Trading Regulations 2008 see - <http://www.legislation.gov.uk/uksi/2008/12277/contents/made>



Station Walk, Highbridge  
£229,950



A MODERN 3 BEDROOM LINKED DETACHED HOUSE WITH GARAGE AND GARDEN  
SITUATED CLOSE TO ALL AMENITIES

- LOUNGE
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## 42 Station Walk, Highbridge, Somerset, TA9 3HQ

### TO VIEW:

Apply to the Vendor's Sole Agents: A&F Estate Agents

PLEASE KINDLY NOTE:

All viewing appointments are limited to 2 persons from one household, with all visiting parties please wearing face masks and kindly adopting a 'no-touching' protocol inside all our vendors' properties.

Many thanks for your kind co-operation during these uncertain times.

### THE PROPERTY:

Entrance Porch, Hall, Cloakroom, Lounge, Kitchen-Diner, Landing, 3 Bedrooms, Bathroom. Gas Central Heating and Double Glazing. Driveway, Garage and Low Maintenance Gardens.

### SITUATION:

This modern 3 bedroom link detached house is very conveniently situated close to the many amenities that Highbridge has to offer including mainline railway station, good range of shops and supermarkets, schools and easy access to the M5 junction 22 at Edithmead. Nearby Burnham-on-Sea offers further facilities and a wide range of recreational and sporting amenities.

The property has the benefit of gas fired central heating together with UPVC double glazed windows and offers excellent family accommodation. There is low maintenance garden, parking and garage. The property is offered with \*\*No Onward Chain\*\*

### ACCOMMODATION

#### ENTRANCE PORCH:

Double glazed door to:

#### ENTRANCE HALL:

With radiator, double glazed window and wood laminate flooring. Door through to Lounge.

#### CLOAKROOM off:

Recently re-fitted with vanity wash hand basin and low level WC. Radiator, double glazed window and wood laminate flooring.

#### LOUNGE: 4.82 x 4.39 (15'10" x 14'5")

LED 'Dimplex' real life fire. Double and single radiators and wood laminate flooring. Double glazed window to front aspect. Thermostat control and TV aerial point. Door through to:

#### KITCHEN/DINER: 4.39 x 2.53 (14'5" x 8'4")

Recently re-fitted with inset ½ bowl single drainer sink unit with waste disposal and cupboards under. Integrated washing machine and integrated dishwasher. Comprehensive range of drawer and base units with matching wall mounted cupboards. Modern concealed lighting over the worktops and skirtings with remote control providing feature coloured lighting. 'Beko' electric ceramic hob and two fitted 'Beko' ovens. Extractor fan. Integrated fridge and integrated freezer. Cupboard containing gas fired 'Potterton' boiler for central heating and hot water. Understairs storage cupboard. Double radiator, double glazed window to rear aspect and double glazed French doors to the rear garden.

#### FIRST FLOOR - LANDING:

With roof access and double glazed feature V shaped window.

#### BEDROOM 1: 4.12 x 2.56 (13'6" x 8'5")

With radiator and double glazed window.

#### BEDROOM 2: 3.24 x 2.55 max (10'8" x 8'4" max)

Radiator and double glazed window.

#### BEDROOM 3: 3.14 max x 1.78 (10'4" max x 5'10")

Radiator and double glazed window. Built-in airing cupboard with hot water tank.

#### BATHROOM:

Recently re-fitted with white suite comprising a panelled bath with 'Mira' electric shower fitting over and glazed screen. Vanity wash hand basin and low level W.C. Wall mounted mirror with concealed lighting, electric shaver point and extractor fan. Double glazed window with obscure glazing. Radiator and tiling to surrounds.

#### OUTSIDE:

Driveway providing parking and in-turn giving access to the GARAGE with up and over door and rear personal door. The rear garden is enclosed and laid mainly to gravel. Outside water tap.

#### SERVICES:

Mains Electricity, Gas, Water and Drainage.

#### TENURE:

Freehold

Vacant Possession on Completion

\*\*No Onward Chain\*\*

### OUTGOINGS:

Sedgemoor District Council, Tax Band: C

£1,675.03 for 2020/21



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