



GIBBINS RICHARDS 
Making home moves happen

8 Capstan Drive, Highbridge TA9 3SR
£270,000

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A smart four bedroom detached family home constructed in 2021. This contemporary family home offers stylish well presented accommodation throughout which comprises in brief; entrance hall, spacious kitchen/family home, two ground floor bedrooms and family bathroom, two further bedrooms and shower room are on the first floor. The accommodation is fully UPVC double glazed and warmed by mains gas fired central heating. Externally the property has an enclosed rear garden and driveway providing off road parking.

The property is located in Highbridge which is approximately eight miles from Bridgwater and two and half miles from Burnham On Sea. The property is situated within a modern development on the south/west side of the town and within walking distance to local shops and amenities and within close proximity to Apex leisure park.

Tenure: Freehold
Energy Rating: B
Council Tax Band: D

No onward chain
Modern property / Constructed 2021
Three/Four Bedrooms
Off road parking
Enclosed rear garden
Fully double glazing
Gas central heating





Entrance Hall

Stairs rising to first floor. Doors to two bedrooms, kitchen/family room and bathroom.

Kitchen/Family Room

20' 2" x 15' 9" (6.14m x 4.80m) Double opening doors to rear garden. Dual aspect windows to front and rear. Fitted with a modern range of white gloss fronted eye and low level units. Wall mounted gas boiler (concealed), integrated double oven with gas hob over, extractor fan and light over.

Sitting Room/Bedroom 3

11' 10" x 11' 1" (3.60m x 3.38m) (max) Front aspect window.

Bedroom 4

12' 1" x 10' 8" (3.68m x 3.25m) (max) Rear aspect window.

Bathroom

Rear aspect window. Fitted in a white three piece matching suite comprising low level WC, wash hand basin and bath with shower room.

First Floor Landing

Doors to;

Bedroom 1

15' 1" x 10' 8" (4.59m x 3.25m) Velux window to front and side aspect window. Storage space in eaves.

Bedroom 2

11' 7" x 10' 8" (3.53m x 3.25m) Side aspect window. Storage space in the eaves.

Shower Room

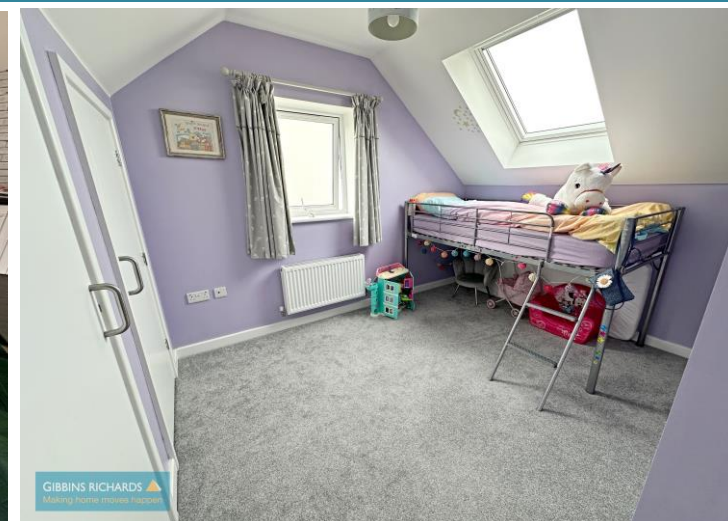
Fitted in a modern white suite comprising low level WC, pedestal wash hand basin and enclosed shower cubicle. Velux window.

Outside

To the side of the property is a driveway providing off road parking and to the rear is a good sized fully enclosed garden laid predominantly to lawn with small paved patio area adjoining the property providing pleasant seating space.

AGENTS NOTE

Please note that the property is subject to an estate management arrangement relating to the ongoing maintenance and upkeep of the development. We understand that revised management arrangements are currently in the process of being established and, as such, the exact management company, charges and terms are yet to be confirmed. Purchasers should seek full details of any future management arrangements and charges through their legal representative.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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 Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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