

£239,950

Freehold




A&F
FOR SALE
01278 782266
www.aandfproperty.co.uk

Orchard Close, Highbridge, Somerset TA9 3LN
3 Bedroom Terraced House



An excellent opportunity to acquire this well-proportioned three-bedroom terraced home, offering comfortable living spaces, front and rear gardens, and the added convenience of a garage.

Situated in a popular peaceful Cul-De-Sac location, this property is ideal for families, first-time buyers, or couples seeking a practical home with great potential. Upon entering, a double-glazed front door leads into the entrance hall, where a door opens into a spacious lounge/diner and stairs to the first floor.

This bright and airy room benefits from dual aspect double-glazed windows to the front and rear, allowing plenty of natural light, along with an understairs storage cupboard housing the modern electric consumer unit. This space is functional for entertaining and formal dining.

The fitted kitchen features a range of base, wall units and drawers. A single drainer sink unit and worktop, giving plenty of preparation space for those culinary dinners. There is space for a cooker with a built in extractor hood and space for a fridge/freezer.

A door leads to the utility room, providing additional space & plumbing for a washing machine and dishwasher.

Stairs rise from the entrance hall to the first-floor landing, where there is a loft access which is partially boarded and fully insulated. The property offers three bedrooms, all serviced by a bathroom fitted with a three-piece suite. A cupboard houses the new gas-fired combination boiler installed 2023, providing central heating and hot water.

Externally, the front garden is open-plan and laid to lawn with a pathway to the entrance door. The enclosed rear garden is paved for low maintenance and benefits from pedestrian access to a rear alley. Additionally, the property benefits from a garage located opposite, featuring an up-and-over door, providing valuable storage or parking. A fantastic opportunity—early viewing is recommended!

EPC: C 73 (08/04/2021)

Council Tax Band: B - £1,905.64 2025/26



- Modern Consumer Unit (2021)
- Low Maintenance Enclosed Garden
- New Combi Boiler installed 2023
- Spacious Lounge/Diner
- Garage & Parking
- Three Bedrooms
- Popular Residential Location
- Gas Central Heating
- Great First Time Buyer Opportunity/Investor Property



Entrance Hall

UPVC frosted double glazed front door with side panel, radiator, telephone point & coat rack. Stairs to first floor.

Lounge/Diner:3.83m(max) x 7.15m (12' 7" (Max) x 23' 5")

Open plan lounge/diner with two Radiators, internet point, Aerial point, Wi-fi wireless thermostat controls for boiler. Two large UPVC double glazed windows to front and rear aspects. Understairs cupboard housing the modern electrical consumer unit installed in late 2021.

Kitchen:2.26m x 2.90m (7' 5" x 9' 6")

Fully tiled walls, Range of white high gloss base, wall units & drawers. Grey wood effect square edge worktops, single drainer sink with mixer tap. Space for electric cooker, Built in cooker hood above, space for upright fridge freezer.

Wooden glazed window & door leading to:

Utility Room:2.13m x 1.25m (7' 0" x 4' 1")

Space & plumbing for automatic washing machine, dishwasher & space for other white goods. wooden double glazed windows & wooden double doors leading to rear garden.

Stairs & Landing

Staircase with brushed chrome handrail, access to insulated and partially boarded loft space.

Bathroom:1.97m x 2.49m (6' 6" x 8' 2")

Fully tiled walls and white suite comprising of a panelled bath, electric shower over & glass shower screen. Pedestal wash hand basin, with low level WC. Chrome heated towel rail. Obscure glass double glazed window to rear and mirrored front cabinet.

Cupboard housing the Ideal Logic Max Combi 2 C30 boiler with Wi-fi controlled thermostat and 10 year warranty which was installed in 2023.

Primary Bedroom:2.76m x 3.90m (9' 1" x 12' 10")

Radiator, UPVC Double glazed window to rear.

Bedroom Two:2.76m x 3.20m (9' 1" x 10' 6")

Radiator, UPVC double glazed window to front.

Bedroom Three:2m x 2.20m (6' 7" x 7' 3")

Radiator, UPVC Double glazed window to front.

Front Garden

Sunny front garden with area laid to lawn, shrub boarder small patio area & concrete pathway to front door.

Rear Garden

Enclosed private low maintenance rear garden laid to patio with decorative bark borders & Modern fence boundaries, gate access to rear pedestrian access.

Garage

2.38m x 4.83m (7' 10" x 15' 10")

The garage is situated in a compound directly opposite the property, and is the 4th in from the right hand side.

Black painted up and over door, concrete base, breezeblock walls & corrugated roof.

Parking to the front of the garage.

Services

Mains Water, Gas, Electricity and drainage are connected

Tenure

Freehold. Vacant Possession on Completion. Sale will included fitted carpets/floor coverings and light fittings

Agent Notes

This Property belongs to a staff member at A&F Property Group.





GROUND FLOOR

1ST FLOOR



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.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Material Information	
Council Tax Band & Charge for Current Year	Band: B £1,905.64 2025/26
EPC Rating & Date Carried Out	C73 8 April 2021
Building Safety	Non Reported
Mobile Signal	Not Reported
Ofcom Mobile Coverage Checker	Provides official indoor and outdoor coverage predictions across all major UK networks (EE, O2, Three, Vodafone)
Ofcom Mobile Coverage Checker	Provides official predictions for indoor and outdoor coverage across all major UK networks (EE, O2, Three, Vodafone)
nPerf Mobile Coverage Map	Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data. https://www.nperf.com/coverage/GB-4-109479-20349-08200m-3
Map Data Mobile Map Summary	Shows mast locations and coverage details for each mobile provider across the UK. https://mapdata.com/coverage
Construction Type	Standard Construction
Existing Planning Permission	None Registered
Coalfield or Mining	N/A
Disclaimer: The information provided above has been obtained directly from the sellers or their representatives. While every effort has been made to ensure its accuracy, we cannot guarantee its completeness or reliability and advise interested parties to carry out their own due diligence.	

