

**Offers Over
£325,000
Freehold**

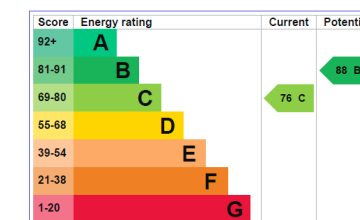
SOLD
Subject To Contact



SOLD
Subject To Contract

Mercia Close, Highbridge, TA9 3NT 4 Bedrooms, Detached House	
• 4 Bedrooms • En-Suite Shower Room • Rural Location, Somerset Village • Lounge, Dining Room and Dining Kitchen	• Parking for 2 Cars & Garage • Enclosed Rear Garden • Central Heating via Heat Pump • Mains Services Connected - No Gas to Village

- Parking for 2 Cars & Garage
- Enclosed Rear Garden
- Central Heating via Heat Pump
- Mains Services Connected - No Gas to Village



Material Information	
Contract For Rental & Charge for Current Year	
Band or E2 310 50 205256	
EPC Rating E2 Current Band	
C1/E (E2 Nov/2025)	
Building Safety Issues	
None Known	
None Reported	
Other Model Coverage Check:	
Provides official indoor and outdoor coverage for all major UK networks (E2, G2, Orange, Vodafone) ✓ Official Indoor Coverage Checker provides official predictions for indoor and outdoor coverage across all major UK networks	
Other Model Coverage Map:	
✓ Maps from the UK Mobile Phone Network's website, based on our data ✓ https://www.b3g.co.uk/coverage/coverage.aspx?signal=0-200&id=300&id=300	
Shows main locations and coverage details for each mobile provider across the UK	
Construction Type	
Standard Construction – Tiled, Flat, Insulated Roof 7 Year Warranty held for Heat Pump installed in 2024	
Existing Planning Permission	
No Applications Currently Registered	
Consent to install	
N/A	
Disclaimer: The information provided on this document, has been obtained directly from the sellers or their representatives. While every effort has been made to ensure the accuracy, we cannot guarantee the completeness or reliability and advise interested parties to carry out their own due diligence	

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