

Guide Price
£235,000
Freehold





1 Grange Avenue, Highbridge, Somerset TA9 3AJ



Features

- Front & Rear Gardens
- Parking or Garage can be created
- Cast Iron Fireplaces
- Kitchen with Breakfast Bar
- Potential to expand into loft
- Excellent condition throughout
- Three Bedrooms
- Outdoor garden with covered decking

Summary of Property

Presenting this charming, terraced property on the market for sale. In a good state of condition, it is ready to be moved into and enjoyed. This house boasts two generous reception rooms, perfect for entertaining guests or for the family to spread out. The high ceilings and large windows of the first reception room create a light, airy atmosphere, while the second reception room is ideal for hosting intimate dinners.

The property provides a well-appointed kitchen, complete with a utility room, offering extra space for your convenience. This house also comes with three spacious bedrooms. The master bedroom is a large, bright room bathed in natural light, offering a serene retreat at the end of the day. The other two bedrooms are also spacious, with one recently refurbished, providing ample space for family members or sharers.

The home also features a newly refurbished bathroom, ensuring a modern, clean space for your daily routines. A unique feature of this property is the beautiful fireplace, adding a touch of cosy character to the home.

The outdoor space is equally impressive with a garden, a covered decking area at the rear, perfect for alfresco dining or enjoying sunny afternoons, and an under-cover area. The property stands in excellent condition throughout, offering the potential to expand into the loft and add parking at the rear.

With an EPC rating of 'D' and council tax band 'B', costs are kept manageable. The location is highly desirable, with public transport links, local amenities, and schools nearby. It benefits from a strong local community, making it ideal for families, couples, and sharers.

Room Descriptions

The Property

A very well-maintained end-of-Terrace House - Standing in a southerly-facing position in this cul-de-sac which is close to the town centre. Highbridge offers various facilities including supermarkets, shops, schools, doctor's surgery, restaurants and public houses. Additional facilities, together with sea front, in Burnham-on-Sea. Access to the M5 at Junction 22 to the north and Junction 23 to the south. Mainline railway station in Highbridge.

Built of brick with a tiled, felted, insulated and part-boarded loft space, the property has been very well maintained by the present owner and an early viewing is strongly recommended.

Mains Water, Electricity, Gas & Drainage are connected. EPC: D 59

ACCOMMODATION

ENTRANCE PORCH:

UPVC door with double glazing and leaded features.

HALL:

Part-glazed door, radiator, understairs cupboard and moulded corbels.

LOUNGE: 3.64m x 3.36m / 11' 11 x 11' 0

Cast iron fireplace with a wood surround, radiator, moulded cornice and double glazed bay window.

DINING ROOM: 3.65m x 2.82m / 12' 0 x 9' 3

Cast iron fireplace with wood surround. Fitted glass-fronted cabinet. Radiator.

BREAKFAST ROOM: 3.00m x 2.97m / 9' 10 x 9' 9

Base units, breakfast bar, glass-fronted cabinet, four spot lights and radiator.

KITCHEN: 3.13m x 3.03m (maximum) / 10' 3 x 9' 11

Single drainer stainless steel sink unit with a mixer tap. Range of base, wall and drawer units with roll top working surfaces. Part-tiled walls and double glazed window. Gas and electric cooker points and plumbing for an automatic washing machine.

SIDE PORCH: 6.50m x 1.30m / 21' 4 x 4' 3

Door to rear garden.

LANDING:

Radiator, double cupboard and access to the loft space via sliding aluminium ladder.

BEDROOM: 4.53m x 3.65m / 14' 10 x 12' 0

Cast iron fireplace, two double glazed windows and radiator.

BEDROOM: 3.64m x 2.82m / 11' 11 x 9' 3

Double glazed window and radiator.

BEDROOM: 3.01m x 2.31m / 9' 11 x 7' 7

Cast iron fireplace, radiator, double glazed window and fitted shelving.

BATHROOM:

White suite comprising panelled bath with shower attachment and separate shower unit over, rail and curtain. Wash hand basin with cupboards under and low-level WC. Part-tiled walls, double glazed window, radiator, three spot lights and shaver point.

OUTSIDE:

THE FRONT GARDEN: is laid to stone with paved slab pathway. Side pedestrian access to:-
THE REAR GARDEN: which is laid to paved patio with an adjoining area of slate chippings. Covered area of decking. There is the ability to create a car parking space or garage, subject to alteration to the rear garden.



Floorplan



TOTAL FLOOR AREA: 1094 sq.ft. (101.7 sq.m.) approx.
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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Material Information

Utilities Services:
Mains Water, Gas, Electricity & Drainage are Connected

Flood Risk:
<https://flood-map-for-planning.service.gov.uk/>

Broadband & Mobile Signal:
For an indication of specific speeds and supply or coverage in the area, we recommend potential Buyers use:-
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Planning Applications:
https://sdc.somerset.gov.uk/planning_online