

Guide Price
£130,000
Freehold





28 Walrow Road, Highbridge, Somerset TA9 4AB



Features

- 2 Bedrooms
- Bathroom
- Lounge
- Dining Room
- Kitchen
- Double Glazing
- Rear Garden - Ready for Cultivation
- Vacant Possession on Completion
- EPC: F 34
- Council Tax Band: B
£1,652.87 for 2023/24
- CASH PURCHASE ONLY

Summary of Property

***** CASH PURCHASE ONLY - SOLD AS SEEN *****

This terraced property offers a fantastic opportunity for those seeking a project in a convenient location. Situated in a strong local community with excellent public transport links and local amenities, this two-bedroom Victorian house is in need of renovation but has the potential to be restored to its former glory.

The property comprises two double bedrooms, a large bathroom, and a kitchen/dining space. The first reception room boasts large windows and a fireplace, creating a bright and welcoming space. The second reception room provides additional flexibility for living or dining areas.

Freehold - Sedgemoor DC Council Tax Band: B £1,652.87 for 2023/24

Services - Mains, Electricity, Gas, Water and Drainage are connected.

Agents Notes: Additional photos are available on request.

Room Descriptions

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ACCOMMODATION

One of the standout features of this property is the large rear garden, offering outdoor space for relaxation or entertainment. With a Council Tax Band B, this property is ideal for individuals looking for a renovation project with the opportunity to create a beautiful home.

Don't miss this chance to transform this property into a stunning residence that perfectly balances period charm with modern living. Contact us today to arrange a viewing and unleash the potential of this Victorian gem.

ENTRANCE HALL:

Glazed entrance door, moulded cornice and decorative corbels

LOUNGE: 3.67m x 3.41m / 12' 0 x 11' 2

Bay window, fitted gas fire and moulded cornice.

DINING ROOM: 4.28m x 3.59m / 14' 1 x 11' 9

Understairs cupboard

KITCHEN: 4.57m x 2.85m / 15' 0 x 9' 4

Double drainer stainless steel sink unit, plumbing for an automatic washing machine, electric cooker point, fluorescent strip light, partitioned-off low-level WC and door to the rear.

LANDING

Cupboards and loft access with sliding hatch door.

BEDROOM: 4.30m x 3.68m / 14' 1 x 12' 1

Two double-glazed windows and fitted wardrobes.

BEDROOM: 4.20m x 2.30m / 13' 9 x 7' 7

Double-glazed window.

BATHROOM: 3.51m x 2.90m / 11' 6 x 9' 6

Panelled bath, shower cubicle, pedestal wash hand basin, hot water tank fitted with an electric immersion heater.

SEPARATE WC:

Low-level WC

OUTSIDE:

Footpath from Walrow Road gives access to the rear of the house, together with the neighbouring houses. The Rear Garden benefits from a southerly-facing aspect and is ready for cultivation.



Floorplan



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

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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