



**Guide Price**  
**£255,000**  
**Freehold**

**Worston Orchard, Highbridge, Somerset TA9 3JT**  
**2 Bedroom Semi-Detached Bungalow**



Introducing a neutrally decorated semi-detached bungalow for sale, offering an idyllic setting for families, couples, or those looking towards retirement. Built in 2001, this property is well-connected with mains water, electricity and drainage.

The property boasts two well-sized reception rooms, each with their unique features. Reception room one is flooded with natural light and features a fire surround & fire, while reception room two not only could work well as a dining room or bedroom, offers views of the garden and direct access leading further into a conservatory space.

The kitchen, illuminated by natural light, has been thoughtfully designed with wall, base, and drawer units, inclusive of an oven, hob, extractor, space for a fridge/freezer and a washing machine. With a single sink and drainer positioned with views the the front garden.

Further along, there are two bedrooms, each with a distinct charm. Bedroom one is exceptionally large on the first floor, complete with two built-in double wardrobes, an en-suite bathroom and a Velux window. The en-suite bathroom comes with a panel bath with a mixer tap, a low-level WC and a pedestal wash hand basin.

Bedroom two is a comfortable double room. The second bathroom is a shower room featuring a walk-in shower, a low-level WC and a vanity unit with a WHB. The property also benefits from an EPC rating of D.

Located near public transport links, local amenities, walking, and cycling routes, this property offers convenience and lifestyle opportunities. A garden, two owned parking spaces, and a chalet-bungalow design are unique features that add to the property's appeal.

EPC: D62 (13/01/2021)

Somerset Council Tax Band: C £2,177.88 2025/26



- Two/Three bedrooms
- Close to public transport
- Local amenities accessible
- Semi-detached chalet style bungalow
- Nearby schools
- Nearby parks
- Fully functional kitchen



**Acommodation:****Entrance Porch:**

Accessed via a low maintenance door installed around 2018, double glazed pane and inset letterbox.

**Hall:**

Electric night storage heater, smoke detector, built in cupboard with eye level rail, shelf and high level consumer unit and programmer for heated towel rail in downstairs shower room.

**Lounge: 4.14m x 3.91m (13' 7" x 12' 10")**

Double glazed window, electric night storage heater, feature electric fire with surround, television and telephone point.

**Kitchen: 2.87m x 2.64m (9' 5" x 8' 8")**

Enter via sliding door, range of cream coloured base wall and drawer units, circular wine rack, inset single drainer sink unit with mixer tap, 4 ring hob, newly fitted cooker with 2 year warranty, extractor fan/light, plumbing for automatic washing machine, part tile walls, wall mounted panel heater and double glazed window.

**Dining Room/Bedroom: 3.28m x 2.97m (10' 9" x 9' 9")**

Electric wall mounted panel heater, fan light, double glazed double doors to conservatory.

**Bedroom Two: 3.61m x 2.16m (11' 10" x 7' 1")**

Double sized room, double glazed window, wall mounted panel heater and telephone point.

**Shower Room: 2.51m x 1.85m (8' 3" x 6' 1")**

Frosted glass double glazed window, corner shower cubicle with sliding door and tiled floor to wall, low level w/c, vanity unit with inset hand wash basin with mixer tap having drawer and cupboard storage under, wall mirror, wall cupboard, heater towel rail, 'Dimplex' electric wall fire and 'Xpelair' extractor fan.

**Staircase up to:****Landing:**

Smoke detector, built in airing cupboard housing the hot water cylinder and immersion heater.

**Bedroom One: 6.27m x 5.72m (20' 7" x 18' 9")**

Velux double glazed roof window, wall mounted panel heater, fan light, inset ceiling spotlights, double wardrobe with mirrored sliding doors hanging rail and high level shelf, second fitted double wardrobe with hanging rail, television point, loft access.

**En-suite Bathroom:**

Velux double glazed roof window, panelled bath with mixer tap and shower attachment, low level w/c, pedestal hand wash basin with tiled splash back, shelf and electric shaver point, retractable shaving mirror, 'Dimplex' electric wall fire, 'Emma' extractor fan.

**Conservatory:**

December 2006, roofing replaced with double glazing in 2020, tiled floor, double glazed windows and double glazed doors to the rear garden.

**Outside**

Front Garden comprises of lawn, inset bed with shrubs, paved path leading up to the side entrance porch, door and gate to the rear garden. Security light and meter cupboard found on side wall.

Rear Garden with area of lawn having inset stepping stones, gravel section with paving slabs, paved patio with hanging basket brackets, 2 water butts, shed and pond.

2 tandem parking spaces to front of property.

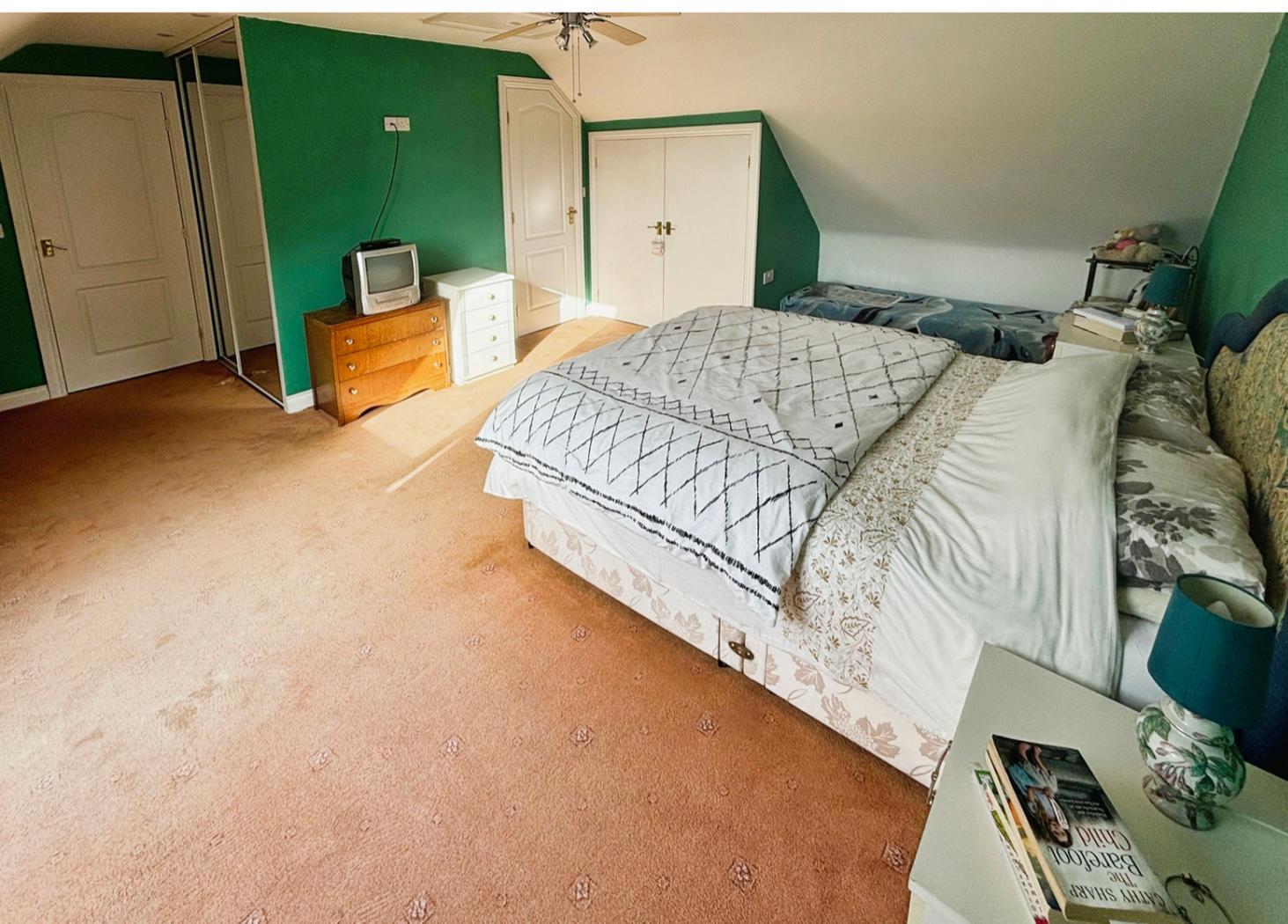
**Services:**

Mains water, electricity and drainage are connected.

**Tenure:**

Freehold

Vacant possession on completion

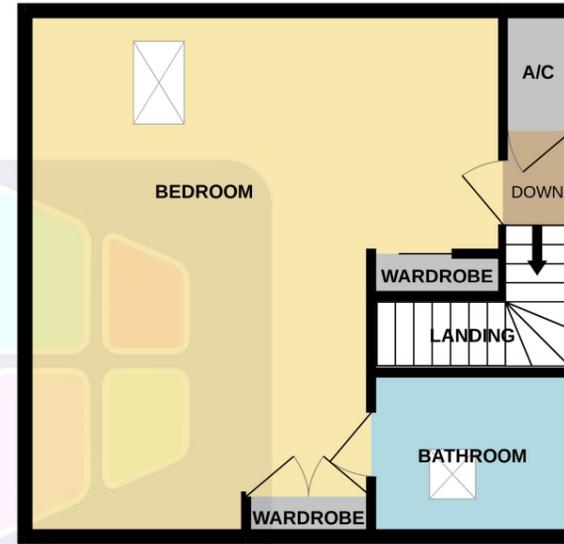




GROUND FLOOR



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.  
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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>83 B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	<b>62 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

Material Information
Council Tax Band & Charge for Current Year
Band: C £2,177.88
EPC Rating & Date Carried Out
D62 (13/01/2021)
Building Safety Issues
None Reported
Mobile Signal
<b>Oicom Mobile Coverage Checker</b> Provides official indoor and outdoor coverage predictions across all major UK networks (EE, O2, Three, Vodafone). <a href="#">Oicom Mobile Coverage Checker</a> provides official predictions for indoor and outdoor coverage across all major UK networks (EE, O2, Three, Vodafone).
<b>nPerf Mobile Coverage Map</b> Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data. <a href="https://www.nperf.com/en/map/GB/-/signal?r=205&amp;g=0&amp;zoom=3">https://www.nperf.com/en/map/GB/-/signal?r=205&amp;g=0&amp;zoom=3</a>
<b>Mast Data Mobile Mast Summary</b> Shows mast locations and coverage details for each mobile provider across the UK. <a href="https://mastdata.com/coverage">https://mastdata.com/coverage</a>
Construction Type
Standard Construction
Existing Planning Permission
None Currently Registered
Coalfield or Mining
N/A
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