

Guide Price
£1,300,000
Freehold



Merry Lane, Highbridge, TA9 3PS
6 Bedrooms, Country House

- Sought-after village location
- Six bedrooms, six bathrooms
- Majestic inglenook fireplaces
- Four versatile reception rooms
- Functional kitchen

- Attractive garden space
- Double garage, ample storage
- Significant income potential
- Ideal for families and investors
- 18th century property charm



Council Tax
Band: F
£3,161.37
for 2024/25

EPC
Coming
Soon

Material Information			
Local Authority	Council Tax Band & Use		
Completion Guarantee	Band	F	
Energy Performance Rating	Annual Cost	£1,361.37	
Electricity	Mains Connected	Private Right of Way	No
Gas	Mains Connected	Land Registry	No
Water	Mains Connected	Leasehold	No
Drainage	Private Drainage	Restrictions	No
Roofing	Yes	Low Voltage	No
Structure	PTFC	Floor Area	5,796 Sq Ft
Location	CG	Number of Rooms	17
Condition	1/2	Garage / Drive	No
Notes	1/2	3D Accessibility	No
		Design	No
		Conservation Area	No
Proximity to Amenities	No - Annual Low Risk	Yes	No
Flood Defence	N/A	Enabled & Working Area	No
Source of Flood	River/Brook	Yes	No
Planning Permission & Development Proposals			
Notes			
Property Accessibility & Adaptations			
Details			
Building Safety			
Notes			

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