

Guide Price
£174,995
Freehold





Highbridge Quay, Highbridge, Somerset TA9 3GQ



Features

- Spacious open-plan living
- Modern fitted kitchen
- Two comfortable bedrooms
- Gas central heating
- Double glazed throughout
- Stylish modern lighting
- Low-maintenance frontage
- Handy town-centre location
- Good commuter links
- Ideal first-time buy

Summary of Property

This well-presented terraced cottage sits just moments from the centre of Highbridge, offering an ideal blend of comfort and convenience. The property benefits from gas central heating, double glazing, and a practical layout that suits both first-time buyers and those looking to downsize into an easy-to-maintain home.

The ground floor features a spacious lounge and dining area measuring 5.4m x 4.31m, finished with wood-laminate flooring and two double-glazed windows that bring in plenty of natural light. A modern fitted kitchen is set to one side of the room, offering a range of base units with beech-effect worktops, an electric Schott hob, Beko oven, cooker hood, and space for appliances. Thirteen downlighters and additional spotlights give the room a warm, contemporary feel, while the Worcester gas boiler is neatly positioned to provide heating and hot water.

Upstairs, the property offers two bedrooms: a comfortable double room measuring 2.90m x 2.76m, and a second bedroom with built-in storage, radiator, double-glazed window and loft access. The bathroom is well-appointed with a white suite including panelled bath with shower attachment, pedestal wash basin, low-level WC, heated towel rail, tiled floor and walls, extractor fan, and further spotlights. Outside, the frontage is enclosed by iron railings and a gateway leading to a small terraced area—simple, smart, and low maintenance.

Situated close to shops, supermarkets, schools, restaurants, public houses, and the mainline railway station, the location is exceptionally convenient. Access to the M5 at Junction 22 and Junction 23 is straightforward, making the cottage ideal for commuting or travel. A tidy, well-kept home in a handy town-centre position—ready to move straight into.

EPC Rating: C - 14/02/2017

Somerset Council Tax Band: A - £1,523.55

Room Descriptions

Situation:

Standing close to the town centre of this Somerset market town. There are various amenities in the immediate area including shops and supermarkets. Other facilities in Highbridge include churches, schools, doctors' surgery, restaurants and public houses. The main line railway station is also close by. Access to the M5 Motorway: Junction 22 to the north and Junction 23 to the south.

Construction:

Built of brick and having a felted, tiled and insulated roof. The property is in very good order and has the benefit of gas-fired central heating and double glazing.

Lounge/Diner/Kitchen: 5.4m x 4.31m (17' 9" x 14' 2")

With double glazed entrance door, two double glazed windows, radiator, wood laminate flooring and understairs cupboard.

Range of modern base, wall and drawer units having roll top working surfaces. Fitted stainless steel sink with electric hob having cooker hood above. Electric oven. Thirteen downlighters, spot lights. Worcester gas-fired boiler providing the domestic hot water and central heating.

Landing:

With four downlighters, spot lights.

Bedroom 1: 2.90m x 2.76m (9' 6" x 9' 1")

This inviting bedroom featuring neutral tones that create a sense of space and light. A large window allows natural daylight to fill the room, enhancing its airy feel. The layout includes a plush bed complemented by soft carpeting for added warmth underfoot. With double glazed window and radiator.

Bedroom Two: 3.5m x 2.05m (11' 6" x 6' 9")

This bright and adaptable space offers endless possibilities for modern living. Currently arranged as a nursery and home office, the room features a large window that fills the area with natural light, creating a warm and welcoming atmosphere. Neutral walls and soft carpeting provide a clean, contemporary backdrop that suits any style. With double glazed window, radiator and built-in cupboard. Access to the loft space.

Bathroom:

With a white suite comprising panelled bath having a shower attachment, shower rail and curtain and shower screen.

Pedestal hand wash basin. Low level WC, Two downlighters spot lights. Part tiled walls, tiled floor, heated towel rail and extractor fan.

Outside:

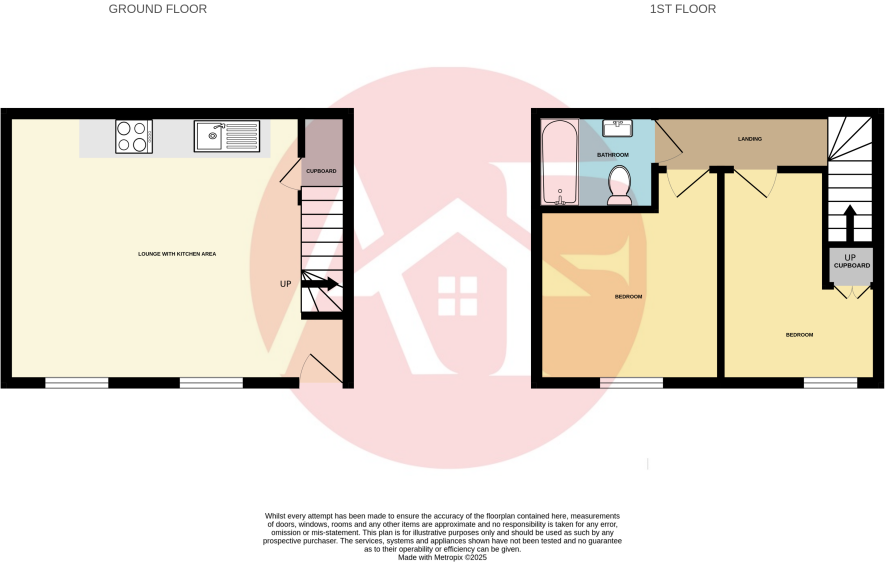
Iron railings and gateway to the front of the house which encloses a terraced area.

Services:

Mains electricity, gas, water and drainage are connected.



Floorplan



Material Information
Council Tax Band & Charge for Current Year
Band: A £1,523.55 2025/26
EPC Rating & Date Carried Out
EPC: C – 14/02/2017
Building Safety Issues
Non-Reported
Mobile Signal
Ofcom Mobile Coverage Checker Provides official indoor and outdoor coverage predictions across all major UK networks www.ofcom.org.uk
nPerf Mobile Coverage Map Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data. www.nperf.com
Mast Data Mobile Mast Summary Shows mast locations and coverage details for each mobile provider across the UK www.mastdata.com
Construction Type
Standard Construction
Existing Planning Permission
No Applications Currently Registered
Coalfield or Mining
N/A
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