

Guide Price  
£265,000  
Freehold







Ashlea Park, East Huntspill, Highbridge, Somerset TA9 3QQ



### Features

- Three good sized bedrooms
- Garage for extra storage
- Strong local community
- Close to public transport
- Conservatory with garden access
- Quiet and peaceful area
- Delightful semi-detached house
- Desirable cul-de-sac

## Summary of Property

We have the pleasure of presenting this delightful semi-detached house situated in a desirable cul-de-sac, now available for purchase. This property, located in a quiet and strong local community, offers an abundance of benefits including excellent public transport links, proximity to well-regarded schools, and abundant green spaces nearby for recreational activities.

The property features a spacious lounge and dining room, perfect for both entertaining and relaxing, and a well-appointed functional kitchen with plenty of space for the home cook.

With three bedrooms, two of which are double-sized, this house provides ample space for a growing family or a couple seeking extra room. The property benefits from a well-maintained bathroom, including a bath with shower over ensuring convenience for all residents.

Another striking feature of this property is a garage offering additional storage or extra parking space.

This house is in council tax band C and has an EPC rating of D. While this home may need some minor improvements to increase its energy efficiency, it presents an excellent opportunity for buyers looking to put their own stamp on a property.

This semi-detached house is more than just a home; it's a lifestyle. Offering a blend of comfort, convenience, and community, it is a property that you don't want to miss out on. We encourage interested buyers to arrange a viewing at their earliest convenience to fully appreciate what this home has to offer.

Mains Electricity, Water and Drainage are connected.

Council Tax Band C £1,945.46 2024/25

## Room Descriptions

### Accommodation:

#### Entrance Hall:

Double glazed entrance door, radiator and wood laminate flooring.

#### Cloakroom:

White suite comprising of low level w/c, pedestal hand wash basin, radiator and double glazed window.

#### Lounge - 4.46m x 3.83m (14' 8" x 12' 7")

Double glazed window, coved ceiling and two radiators. Double doors to dining room.

#### Dining Room - 3.25m x 2m (10' 8" x 6' 7")

Coved ceiling, understairs storage cupboard and radiator. Glazed double doors to conservatory.

#### Landing:

Double glazed window, airing cupboard having the hot water tank fitted with an electric immersion heater. Access to the loft space.

#### Bedroom One - 4.06m x 2.77m (13' 4" x 9' 1")

Double glazed window and radiator.

#### Bedroom Two - 3.64m x 2.46m (11' 11" x 8' 1")

Double glazed window and radiator.

#### Bedroom Three - 2.68m x 2.24m (8' 10" x 7' 4")

Built in storage cupboard, double glazed window and radiator.

#### Bathroom:

White suite comprising panelled bath having a New Team shower over with shower rail and curtain, pedestal hand wash basin, low level w/c, double glazed window, radiator, part tiled walls and extractor fan.

#### Conservatory - 4.37m x 3.31m (14' 4" x 10' 10")

Wood laminate flooring, double glazed windows and doors to the rear garden, integral door to garage.

#### Outside:

Concrete driveway providing parking space leading to garage. Front garden is laid to chippings, outside water tap. The rear garden benefits from a southerly facing aspect, is laid to lawn having two timber sheds, brick barbeque and an apple tree.

#### Garage - 5.44m x 2.52m (17' 10" x 8' 3")

Electrically operated roller door, fluorescent strip light and power, on a concrete base.

#### Services:

Mains electricity, water and drainage are connected.

#### Tenure

Freehold

Vacant possession on completion.



# Floorplan

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.  
Made with Metroplan 12/2014

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

<b>Local Authority</b>		<b>Council Tax</b>	
Somerset		Band:	C
		Annual Price:	£2,015
<b>Conservation Area</b>		<b>Flood Risk</b>	
No		Low	
<b>Floor Area</b>		<b>Plot Size</b>	
828 ft <sup>2</sup> / 77 m <sup>2</sup>		0.05 Acres	
<b>Mobile Coverage</b>		<b>Broadband</b>	
EE	●	Basic	2 Mbps
Vodafone	●	Superfast	283 Mbps
Three	●		
O2	●		
<b>Satellite / Fibre TV Availability</b>			
BT	✓		
Sky	✓		
Virgin	✗		