



Guide price
£335,000
Freehold

Mercia Close, East Huntspill, Highbridge, Somerset TA9 3NT
4 Bedroom Detached House



A WELL-PRESENTED DETACHED FAMILY HOME WITH OPEN VIEWS TOWARDS GLASTONBURY

This beautifully maintained modern detached house is positioned in a peaceful rural setting on the edge of a highly regarded Somerset village. Enjoying far-reaching views across surrounding farmland and towards the iconic Glastonbury Tor, the property offers a rare opportunity to combine modern living with a tranquil countryside lifestyle.

Constructed with rendered elevations under a tiled, felted, and insulated roof, the home has been meticulously cared for by the current owners and is presented in excellent condition throughout. Of particular note is the recently installed air-source heat pump (2024), providing an energy-efficient heating solution with the benefit of a seven-year warranty.

The accommodation is well-suited for families or those seeking a relaxed village environment, with easy access to both local and regional amenities. The village itself offers a welcoming community atmosphere, complete with a parish church, primary school, popular public house, village hall, and a cricket club. For a wider range of shopping, healthcare, and leisure facilities, the nearby towns of Highbridge and Burnham-on-Sea are just a short drive away.

Commuters are well-served by excellent transport links, with access to the M5 motorway via Junction 22 (to the north) and Junction 23 (to the south).

This provides convenient travel to Bristol, London, the Midlands, and the South West. Additionally, mainline railway services are available at both Highbridge and Bridgwater stations.

EPC Rating: C (76) – Assessed 25 November 2022 Council Tax Band: D – £2,310.60 for 2025/26



- En-Suite Shower Room
- Rural Location, Somerset Village
- Lounge, Dining Room and Dining Kitchen
- Parking for 2 Cars & Garage
- Enclosed Rear Garden
- Central Heating via Heat Pump
- Mains Services Connected - No Gas to Village



Accommodation:

Entrance Hall:

Double-glazed entrance door, radiator, cloaks cupboard and tiled floor.

Lounge: 4.95m x 3.04m (16' 3" x 10' 0")

Double-glazed window, two radiators and double-glazed French Doors to the Rear Garden.

Dining Room: 3.27m x 2.83m (10' 9" x 9' 3")

Dual aspect double-glazed windows and radiator.

Dining Kitchen: 4.83m x 4.34m (15' 10" x 14' 3")

1½ bowl single drainer sink unit. Comprehensive range of quality base, wall and drawer units. Four ring ceramic hob, cooker hood and fitted oven. Integrated refrigerator, integrated dishwasher and plumbing for an automatic washing machine. Four double-glazed windows enjoying a dual aspect. Tiled floor, two radiators, eight spotlights and built-in cupboard.

Cloakroom:

Low-level WC with pedestal wash hand basin and tiled splashback. Double-glazed window and tiled floor.

Landing:

Double-glazed window, radiator and access to the loft space via sliding ladder.

Master Bedroom: 4.09m x 2.87m (13' 5" x 9' 5")

Three double-glazed windows enjoying a dual aspect. Radiator.

En-Suite Shower Room:

Shower cubicle. Pedestal wash hand basin and low-level WC. Part-tiled walls, double-glazed window and radiator.

Bedroom: 3.98m x 2.64m (13' 1" x 8' 8")

Dual aspect double-glazed windows. Radiator.

Bedroom: 3.05m x 2.72m (10' 0" x 8' 11")

Double-glazed window and radiator. Airing cupboard housing the insulated hot water tank fitted with an electric immersion heater.

Bedroom: 2.12m x 2.07m (6' 11" x 6' 9")

Double-glazed window and radiator.

Bathroom:

White suite comprising panelled bath with shower attachment, shower rail and curtain. Pedestal wash hand basin and low-level WC. Part-tiled walls, double-glazed window and radiator.

Outside:

Tarmacadam driveways providing two car spaces and leading to:-

Garage: 5.24m x 2.75m (17' 2" x 9' 0")

With up-and-over door, electric light and power and a concrete base.

Rear Garden:

The Enclosed Rear Garden us laid to lawn with an adjoining paved patio and area of decking. Flower border. Rear pedestrian access.

Services:

Mains Electricity, Water and Drainage are connected.

Domestic hot water and Central Heating provided via a heat pump (installed in 2024 and having a seven-year Warranty).

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+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Material Information
Council Tax Band & Charge for Current Year
Band: D £2,310.60 2025/26
EPC Rating & Date Carried Out
C76 (25 Nov2022)
Building Safety Issues
None Known
Mobile Signal
Ofcom Mobile Coverage Checker Provides official indoor and outdoor coverage predictions across all major UK networks (EE, O2, Three, Vodafone). Ofcom Mobile Coverage Checker provides official predictions for indoor and outdoor coverage across all major UK networks (EE, O2, Three, Vodafone).
nPerf Mobile Coverage Map Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data. https://www.nperf.com/en/map/GB/44-signal?h=20&g=0&zoom=3
Mast Data Mobile Mast Summary Shows mast locations and coverage details for each mobile provider across the UK https://mastdata.com/coverage
Construction Type
Standard Construction - Tiled, Felted, Insulated Roof 7-Year Warranty held for Heat Pump installed in 2024
Existing Planning Permission
No Applications Currently Registered
Coalfield or Mining
N/A
Disclaimer: The information provided above has been obtained directly from the sellers or their representatives. While every effort has been made to ensure its accuracy, we cannot guarantee its completeness or reliability and advise interested parties to carry out their own due diligence

