

£270,000
Freehold





5 Field Way, Highbridge, Somerset TA9 3LX



- ### Features
- Versatile Dormer Bungalow
 - Offering Up To Four Bedrooms
 - Ample Off Street Parking & Garage
 - Lounge/Diner & Kitchen
 - Gas Central Heating & Double Glazing
 - Three/Four Bedrooms
 - Two/Three Receptions
 - Bi-Folding Doors to Rear Aspect
 - Sought After Location
 - Covered Seating/Bar Area Outside

Summary of Property

Located conveniently near local amenities, this property provides adaptable living arrangements with potential for up to four bedrooms.

The layout includes a lounge with bi-fold doors opening onto the rear garden, an updated kitchen, one ground floor bedroom, a further reception room/bedroom and an upgraded shower room.

Upstairs, two bedrooms await, one featuring an en suite shower room. The property boasts double glazed windows, gas central heating, a garage, ample off-street parking, and a sunny rear garden with a covered seating/bar area.

Directions: From the roundabout where Love Lane intersects with Oxford Street, head towards Tesco supermarket along Love Lane. At the subsequent roundabout, turn right onto Frank Foley Parkway. Carry on to the next roundabout and go straight across onto Pepperall Road. Take the first left onto Field Way. Follow Field Way until you reach the property, situated towards the end of the road on the right-hand side.

Given its attributes, early viewing is highly advised through the selling agents.

EPC: C ----- Council Tax Band: C £2,000.42 for 2024/25

Room Descriptions

The Accommodation

Composite entrance door to the:

Kitchen - 4.55 x 2.10 (14'11" x 6'10")

Fitted with an upgraded range of wall and floor units to incorporate integrated oven, hob and extractor fan, one and a half bowl drainer sink unit, plumbing for automatic washing machine and dishwasher, space for American style fridge, double glazed window to the rear and door to the:

Lounge - 4.81 x 3.57 (15'9" x 11'8")

Bi-fold doors to outside, television point and open tread staircase rising to the first floor. Door to:

Inner Hallway - Storage cupboard.

Ground Floor Bedroom 1 - 3.89 x 2.61 (12'9" x 8'6")

Open fronted cupboard/wardrobe, double glazed window to the front.

Reception Room/Bedroom - 3.04 x 2.37 (9'11" x 7'9")

Double glazed window to the front.

Shower Room - 2.37 x 2.06 (7'9" x 6'9")

Shower cubicle with multi jet shower, close coupled w.c. with concealed cistern, vanity wash hand basin with cupboards below and to the side. Extractor fan, heated towel rail and double glazed obscured window to the side.

First Floor Landing - Access to eaves storage.

Bedroom 3 3.2m x 2.29m (10' 6" x 7' 6")

Double glazed window to the rear, access to eaves storage.

En Suite Shower Room - 1.32 x 1.22 (4'3" x 4'0")

Comprising tiled shower cubicle, close coupled w.c., corner wash hand basin, light/shaver point and double glazed obscured window.

Bedroom 4 - 2.59 x 2.53 (8'5" x 8'3")

Double glazed window to the rear.

Outside

To the front of the property is an open plan garden laid to decorative stone ideal for additional parking should it be required.

To the left hand side of the property is a long driveway offering off street parking and leading to the:

Garage

With up and over door.

Side gate gives access to the:

Enclosed Rear Garden

Enjoying a sunny aspect with good sized patio area, lawn area and to the left hand side of the garden is an attractive covered seating area with bar.

The garden is a particular feature of the property making a full inspection essential.



Floorplan

GROUND FLOOR



1ST FLOOR



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

Material Information

Utilities Services:

Mains Water, Gas, Electricity & Drainage are Connected

Flood Risk:

<https://flood-map-for-planning.service.gov.uk/>

Broadband & Mobile Signal:

For an indication of specific speeds and supply or coverage in the area, we recommend potential Buyers use:-

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Planning Applications:

https://sdc.somerset.gov.uk/planning_online