

Guide Price
£169,995
Freehold





Features

- Spacious open plan living
- Modern fitted kitchen
- Two comfortable bedrooms
- Gas central heating
- Double glazed throughout
- Modern downlighting
- Low maintenance frontage
- Convenient town centre location
- Excellent commuter access
- Ideal first time purchase

Summary of Property

This attractive and well maintained terraced cottage is ideally positioned just moments from the centre of Highbridge, offering a convenient location with easy access to everyday amenities. The property provides comfortable, low maintenance accommodation and would make an excellent purchase for first time buyers, investors, or those looking to downsize.

The ground floor offers a spacious open plan lounge, dining and kitchen area which is light and welcoming with two double glazed windows, wood laminate flooring and a useful understairs storage cupboard. The modern fitted kitchen is well arranged with a range of base units, beech effect worktops, stainless steel sink, electric Schott hob with extractor hood above, Beko electric oven and space for appliances. Contemporary downlighters and spotlights create a bright and modern feel throughout the living space, while a Worcester gas boiler provides heating and hot water. To the first floor the property offers two bedrooms.

The main bedroom is a comfortable double room with double glazed window and radiator, while the second bedroom is a versatile space ideal as a guest room, nursery or home office and benefits from built in storage and access to the loft. The bathroom is fitted with a modern white suite including panelled bath with shower attachment, pedestal wash basin, low level WC, heated towel rail, tiled flooring, part tiled walls and extractor fan. Externally the property benefits from an enclosed front area with iron railings and gateway providing a neat, low maintenance frontage. Located close to shops, supermarkets, schools, public houses, restaurants and the mainline railway station, the property also provides convenient access to the M5 motorway at Junction 22 and Junction 23.

Room Descriptions

Accommodation:

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

A spacious open plan living area forming the heart of the home and offering a comfortable space for both everyday living and entertaining. The room benefits from two double glazed windows which allow plenty of natural light to flow through the space, creating a bright and welcoming atmosphere. Wood laminate flooring runs throughout and there is a radiator and useful understairs storage cupboard.

The kitchen area is fitted with a range of modern base, wall and drawer units complemented by roll top work surfaces. There is a fitted stainless steel sink, electric hob with cooker hood above and an electric oven, together with space for additional appliances. A series of downlighters and spotlights provide excellent lighting, giving the room a contemporary feel. The Worcester gas fired boiler is also neatly positioned within this area providing domestic hot water and central heating.

Landing:

With ceiling downlighters and access to all first floor rooms. The landing provides a light and functional space linking the bedrooms and bathroom.

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

A comfortable double bedroom enjoying a pleasant outlook via the double glazed window which allows plenty of natural daylight into the room. The space easily accommodates a double bed and additional bedroom furniture, making it a practical and relaxing main bedroom. Radiator.



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

A versatile second bedroom which can be adapted to suit a variety of needs. Currently arranged as a nursery and home office, the room provides an ideal space for a child's bedroom, guest room or dedicated workspace. A double glazed window brings in good natural light and the room benefits from a built in cupboard providing useful storage. Radiator. Access to the loft space.

Bathroom:

Fitted with a modern white suite comprising a panelled bath with shower attachment, shower rail and curtain with screen. Pedestal wash basin and low level WC. The room benefits from tiled flooring, part tiled walls, heated towel rail, extractor fan and ceiling spot lighting, creating a clean and contemporary finish.

Outside:

The property benefits from an enclosed frontage with iron railings and gateway which leads to a small terraced area. The space is neat, low maintenance and provides a practical outdoor area.

Location:

Standing close to the centre of this Somerset town of Highbridge, the property enjoys a highly convenient location within easy reach of a wide range of everyday amenities. These include local shops, supermarkets, schools, doctors' surgery, public houses and restaurants. The mainline railway station is also close by, offering links to Bristol, Taunton and beyond. For those needing to commute further afield, the M5 motorway is easily accessible with Junction 22 to the north and Junction 23 to the south.

Floorplan

Building Safety

Non Reported

Mobile Signal

Ofcom predicts coverage, nPerf shows real-world signal strength

Construction Type

Standard Construction

Existing Planning Permission

Non Reported

Coalfield or Mining

Non Reported

Council Tax: Band A

Council Tax: Rate 1523.55

Parking Types: None.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: Level access.

Flooding Sources: None.

Has the property been flooded in last 5 years? No

Flooding Sources: None.

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

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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