

Clyce Road, Highbridge, Somerset. TA9 3DH

£250,000 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

HouseFox Estate Agents (BoS) are delighted to offer this delightful three bedroom terrace house which offers so much more than you might first appreciate!

Firstly, the location - tucked away down a quiet backwater with views of the River Brue and open fields to the south & also an easy level walk to Apex Park, ideal for dog owners and walkers. Furthermore, the property is an easy walk to Highbridge town centre and for access further afield the A38 is at the end of the road although our property is set well away.

Secondly, the property benefits from a useful cellar room which after a wet winter appears visually to be bone dry (note - we have not formally tested with a damp meter etc).

And finally, the rear garden! An extraordinary 200 feet in length (60 meters) with vehicular access to the rear and parking for at least six vehicles. With the appropriate permissions it may be possible to erect a building for a variety of uses as other neighbours have done.

The accommodation in brief consists of entrance vestibule, hall, traditional lounge with dining room behind, kitchen, rear lobby with storage & cloakroom. The cellar room is accessed from the kitchen but could be changed to the hallway.

Upstairs there is a split level landing with three bedrooms (two double) and a family bathroom.

This fabulous property is sure to attract much attention & we recommend an early viewing in order to not just appreciate the property, but the stunning gardens too!

Call HouseFox today to schedule your appointment on 01278 557700.

FEATURES

- Terrace House
- Three Bedrooms
- Useful Cellar Room
- Rear Garden over 200 feet in length
- Off-Road Parking for Six vehicles
- Quiet Backwater Location
- Convenient location close amenities
- Freehold
- EPC - D
- Council Tax Band - B



ROOM DESCRIPTIONS

GROUND FLOOR

Entrance Vestibule:

uPVC double glazed entrance door, high level fuse panels.

Wooden part glazed door into:

Entrance Hall

Stairs rising to first floor. Radiator. Doors to living room and dining room.

Lounge

Double glazed window to front aspect. Open fireplace with wooden surround & granite style hearth. Radiator.

Dining Room

uPVC double glazed window to rear aspect. Radiator. Door into:

Kitchen

One large & one very small uPVC windows to side aspect.

Fitted kitchen with a range of painted wall and base units with roll edge granite effect worksurface over. Inset sink unit. Space and plumbing for washing machine and dishwasher. Alcove with door and stairs leading down to a useful cellar space. Radiator.

Cellar:

A really useful room with high level window & power & light. Could be so much more than a store room with some work.

Door from the rear of the kitchen leading to:

Rear Lobby

Cupboard housing combi boiler providing central heating and hot water. Steps down into rear hall with uPVC door out to rear garden and door to:

Cloakroom.

Obscure uPVC double glazed window to side. Radiator. Low level wc.

FIRST FLOOR

Landing

Loft access. Radiators. Over stairs cupboard.

Bedroom 1

uPVC double glazed window to front aspect with views across adjoining fields

Bedroom 2

uPVC double glazed window to rear aspect. Radiator.

Bedroom 3

uPVC double glazed window to front aspect. Radiator.

Bathroom

uPVC double glazed window to rear aspect. Suite consisting of P-style bath with shower over. Pedestal wash hand basin. Low level wc. Feature wall tiling & black & white tile effect flooring.. Cupboard. Extractor. Radiator & chrome heated towel rail.

OUTSIDE

Front Garden

Low level dwarf wall with gated access into country cottage style front garden with feature flower bed housing a centrally located specimen tree surrounded by various maturing plants & shrubs. Path leading to front door. Views across adjoining countryside and the River Brue.

Rear Garden

A simply vast garden estimated to stretch over 200 ft and split into distinctive areas. Courtyard area paved leading down to further paved areas. Storage shed. Gate leading into patio area. Further paved areas leading into lawned garden with woodlap fencing. Surrounding borders. To the rear there is also a well established vegetable plot. There is vehicular access to the rear garden and a parking area for at least six vehicles.

Agents Note

All approximate room measurements are shown on the attached floorplan.

PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property



FLOORPLAN & EPC

