



Highbridge – £225,000 Freehold

Linda Saunders | Estate Agents



6 Somerset Way Highbridge TA9 4AT

We are pleased to offer this modern three bedroom townhouse set within this popular residential location and within walking distance of a mainline train station. The property briefly comprises; kitchen/diner, study/2nd lounge/4th bedroom and guest WC to the ground floor, lounge and master bedroom with en suite to the first, and two bedrooms and family bathroom to the second. There is an enclosed rear garden and a garage nearby. Viewing is highly recommended as it is available with no onward chain and a price that reflects that it requires a little updating.

ACCOMMODATION (All measurements are approximate)

Entrance Hallway: PVCu Glazed door to front aspect, stairs to first floor, radiator, doors to WC, kitchen/diner and study.

Guest WC: PVCu double glazed window to front aspect, modern white suite comprising; low level WC, wash hand basin with worktop and cupboard space under, tiled splashbacks, radiator and vinyl flooring.

Study/Bedroom 4: 2.70 x 1.82 (8'10" x 5'11"). PVCu double glazed window to front aspect, radiator, TV point and carpet as fitted.

Kitchen/Diner: 5.91 x 3.83 maximum (19'4" x 12'6" maximum). PVCu double glazed French Doors with two side windows to rear aspect, fitted with a range of matching wall, base and drawer units with stainless steel sink and drainer unit inset, built in appliances to remain including electric oven and gas hob with concealed extractor fan over, tiled splash backs and surrounds, space and plumbing for washing machine, and fridge/freezer, radiator, wood effect vinyl flooring to the kitchen area and carpet as fitted in the dining/seating area.

Landing: Stairs to second floor and access to all rooms.

Lounge: 3.91 maximum x 3.85 maximum (12'09" maximum x 12'07") L shaped with feature fire surround with electric fire inset and two PVCu double glazed windows to the rear aspect and carpet as fitted.

Bedroom 1: 3.82 x 2.74 (12'06" x 08'11"). Two PVCu double glazed windows to front aspect, ceiling light, radiator, and carpet as fitted. Door to: -

En Suite: 1.85 x 1.76 (6'0" x 5'9"). Fitted with a three piece suite comprising shower cubicle, wash hand basin and close coupled WC.

Second Floor Landing: Doors to all rooms.

Bedroom 2: 3.81 x 3.20 (12'5" x 10'5"). PVCu double glazed window to front aspect, ceiling light, radiator, and carpet as fitted.

Bedroom 3: 3.82 x 2.38 (12'06" x 07'09"). Two Velux windows to rear aspect, ceiling light, radiator, and carpet as fitted.

Bathroom: 1.84 x 1.58 (6'0" x 5'2"). Fitted with a three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over, tiled splashbacks, extractor fan, radiator, and vinyl flooring.

OUTSIDE

To the front is a small garden area and at the rear an enclosed garden with personal access gate. There is also a garage under the adjacent coach house.

Please Note: These are preliminary details as we are awaiting their approval by our vendor. Agents Note - The garage is owned on a leasehold basis of 999years from with a rent of £10.00 per annum. The property is of standard construction with all mains services connected.

EPC Rating: C 72

Council Tax Band: C

Local authority reference number: 7220180060

These particulars have been prepared for prospective purchasers only. They are not part of an offer or contract. While some descriptions are inevitably subjective, and information is given in good faith, they should not be relied upon as a statement or representation of fact.

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VIEWING

Strictly by appointment through our office in Bridgwater.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

All measurements are approximate. Fixtures and fittings other than those mentioned above to be agreed with the seller.

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