

LAUREL & WYLDE

E S T A T E A G E N T S



30 Merryfield, Highbridge, Somerset TA9 4NB £355,000

*** EXTENDED DETACHED FAMILY BUNGALOW WITH FABULOUS VIEWS TO THE REAR, BACKING ON TO OPEN FIELDS AND FARMLAND *** LARGE DRIVEWAY PARKING FOR 3 - 4 VEHICLES *** GARAGE *** LARGE EXTENDED LIVING ROOM *** KITCHEN *** THREE BEDROOMS *** FAMILY SHOWER ROOM *** CLOAKROOM *** FRONT AND REAR GARDENS *** NO ONWARD CHAIN ***

ENTRANCE HALL

Accessed through a UPVC double glazed door with ceiling light, loft hatch giving access to roof space and doors to the living room, kitchen, bedrooms 1,2,3, family bathroom and cloakroom.

LIVING ROOM

20'4 x 12'9 (6.20m x 3.89m)

A very large extended addition to the property, with UPVC double glazed windows and a door with additional windows leading to the side of the property which in turn leads to the rear garden, with ceiling lights, radiator.



KITCHEN

9'8 x 7'10 (2.95m x 2.39m)

A front aspect room with UPVC double glazed window, ceiling spotlights, vinyl flooring, fitted with a range of base and eye level units with granite effect rolled edged work surfaces, inset one bowl stainless steel sink with an adjacent drainer and mixer tap, space for tall fridge/freezer, space and plumbing for a washing machine, space for a further under work surface appliance, integrated double oven with a four ring induction hob and extractor hood over, tiled splash backs to all sensitive areas.



MASTER BEDROOM

14'10 x 11'11 (4.52m x 3.63m)

A large front aspect room (previously the living room) with a large front UPVC double glazed window, ceiling light and radiator.



BEDROOM TWO

12'11 x 9'10 (3.94m x 3.00m)

A good size rear aspect room (previously the master bedroom) with a large UPVC double glazed window, ceiling light and radiator.



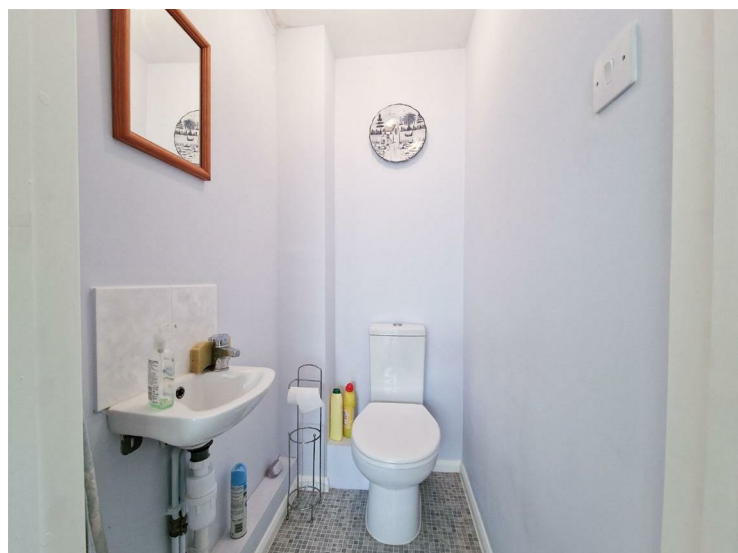
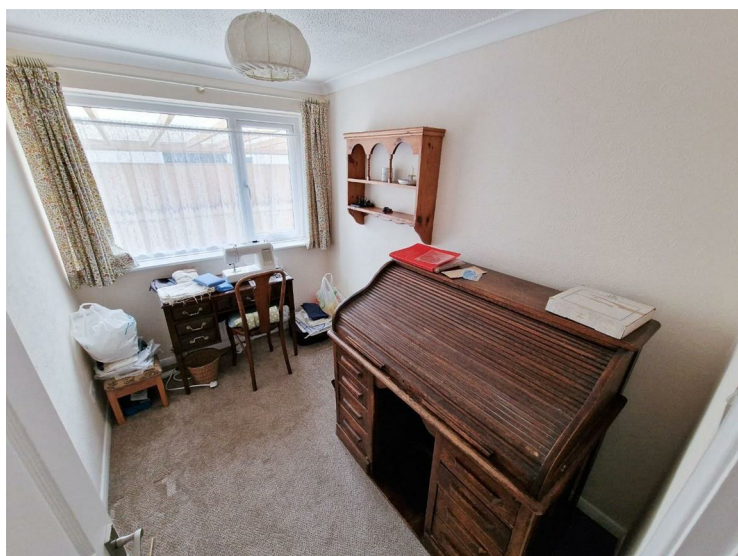
CLOAKROOM

With ceiling light, tile effect vinyl flooring, low level WC and a wall hung wash hand basin with mixer tap and tiled splash backs.

BEDROOM THREE

9'9 x 6'6 (2.97m x 1.98m)

A side aspect room with a large UPVC double glazed window, ceiling light, radiator.



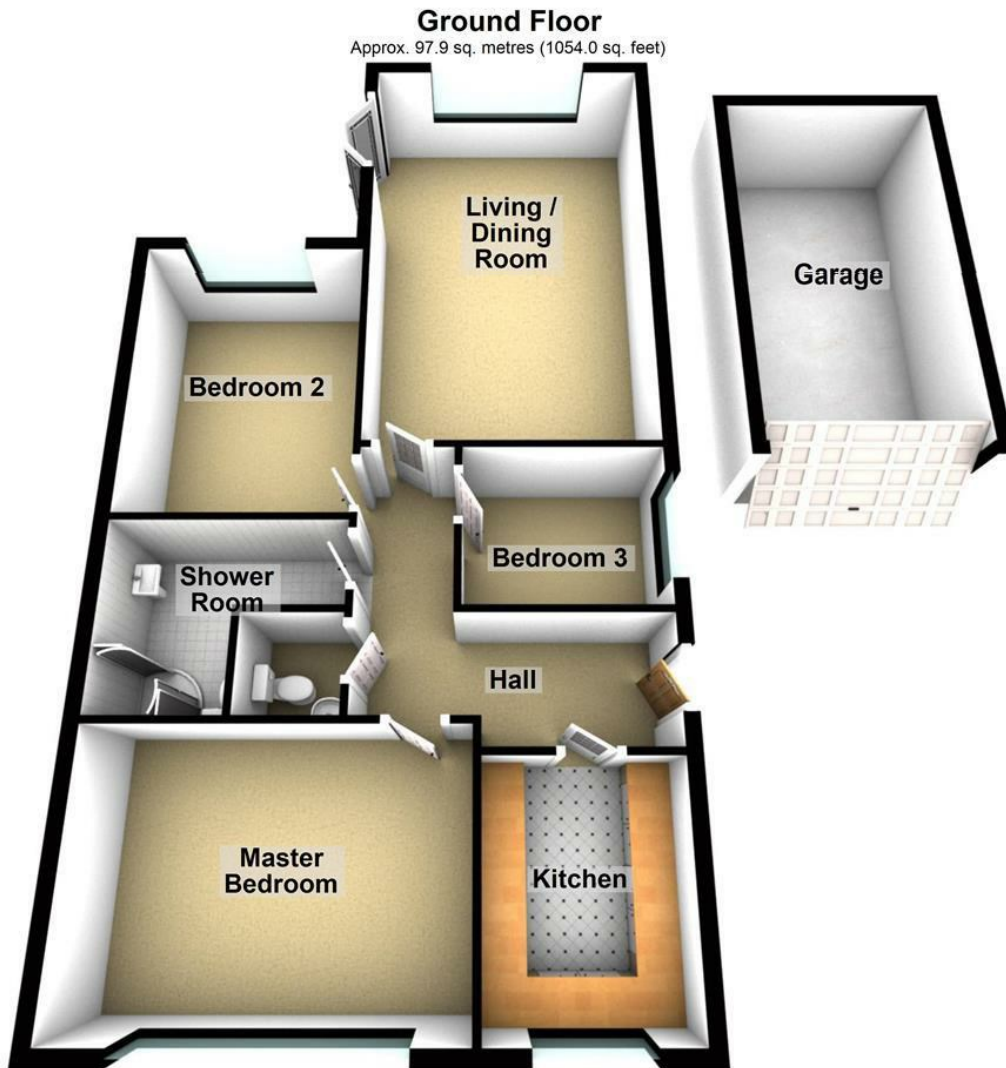
OUTSIDE

There is a large lawned garden area with a slate chipping bed to the side a concrete driveway providing off street parking for up to 3 to 4 vehicles. There is a very useful car port to the side of the property which in turn leads to the garage which has an up and over door, power, lighting and a rear glazed window, there is a pedestrian gated access to the rear garden which is of a good size predominantly laid to lawn with a range of flower, shrub beds and borders throughout, there is a paved/terrace to the immediate rear of the property a timber outbuilding/shed a patio/walkway leading to the rear of the garden. From the living room and garden there are fabulous far reaching views across neighbouring fields and farm land.

FAMILY SHOWER ROOM

A side aspect room with an obscure UPVC double glazed window, ceiling spotlight, extractor fan, tiled effect vinyl flooring, chrome heated towel rail, low level WC, vanity units incorporating wash hand basin with a chrome mixer tap and a large corner glazed and tiled shower enclosure with wall mounted mains shower system over.





Total area: approx. 97.9 sq. metres (1054.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		