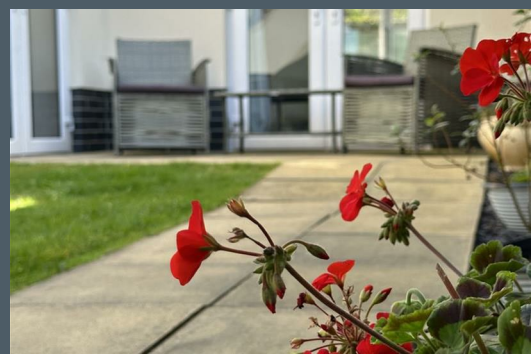


# LAUREL & WYLDE

E S T A T E   A G E N T S



## 9 Mercia Close, Highbridge, TA9 3NT £338,000

\*\*\* PLEASE CLICK ON THE VIDEO TO SEE OUR AMAZING PROPERTY VIDEOS \*\*\* BEAUTIFUL DETACHED FAMILY HOME WITH DELIGHTFULLY WONDERFUL VIEWS ACROSS THE NEIGHBOURING FIELDS AND FARMLAND \*\*\* NEW MCS CERTIFIED AIR SOURCE HEAT PUMP WITH A FIVE YEAR WARRANTY \*\*\* LOVELY FRONT TO BACK LIVING ROOM \*\*\* SEPERATE SITING ROOM / PLAY ROOM \*\*\* SPACIOUS, MODERN KITCHEN / DINING & FAMILY ROOM \*\*\* CLOAKROOM \*\*\* FOUR BEDROOMS \*\*\* MASTER EN-SUITE SHOWER ROOM \*\*\* FAMILY BATHROOM \*\*\* WALLED AND FENCED GARDEN WITH VIEWS ACROSS THE FIELDS \*\*\* GARAGE AND OFF STREET PARKING \*\*\*

### Entrance Hallway

Access is through a composite door to the hallway. Featuring tiled flooring, ceiling light, stairs leading to the first-floor landing, radiator, doors to the living room, kitchen/family room, sitting room/family room, the cloaks/storage cupboard and the cloakroom.



### Cloakroom

A front aspect room with an obscure UPVC double glazed window, ceiling light, radiator, tiled flooring, low level WC and a pedestal wash hand basin with a mixer tap over.



### Sitting/Family Room

A dual aspect room with UPVC double glazed windows overlooking fields and farmland, ceiling light, radiator.



### Cloaks/Storage Cupboard

A useful space with the electric consumer unit with ample cloaks and shoe storage space.

### Living Room

With UPVC double glazed windows to the front and UPVC French doors to the rear terrace and gardens, ceiling light, two radiators.



### Kitchen/Family Room

A fabulous triple aspect light and airy room with UPVC double glazed windows and French doors to the rear terrace and garden, two ceiling light features, two radiators, tiled flooring and a door to a useful understairs storage cupboard. The dining/family area has ample space for a dining table and chairs. The kitchen has been fitted with a range of base and eye level high gloss units with granite effect rolled edge work surfaces, integrated fridge, freezer, dishwasher, oven with a four ring gas hob over, one and a half bowl stainless steel sink with an adjacent drainer and mixer tap over



### Landing

A galleried landing area with a rear aspect UPVC double glazed window, ceiling light, loft hatch giving access to the roof space, ceiling light, radiator and doors to the bedrooms and the family bathroom.



### Main Bedroom

A lovely light and airy dual aspect room with UPVC double glazed windows overlooking neighbouring fields and farmland, ceiling light, radiator, built in wardrobes and with a door to the en suite shower room.



**En Suite**

A front aspect room with an obscure UPVC double glazed window, ceiling light, extractor fan, tile effect vinyl flooring, radiator, low level WC, pedestal wash hand basin with a chrome mixer tap and a good sized tiled step in shower enclosure with a wall mounted mains shower system over.



**Bedroom Four**

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



**Bedroom Two**

Another light and airy front aspect room with UPVC double glazed windows overlooking the neighbouring fields and farmland, ceiling light, radiator and built in wardrobe.

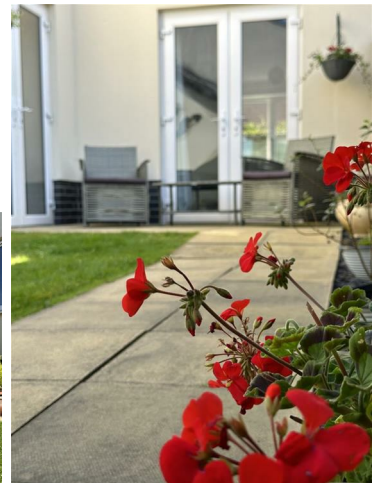
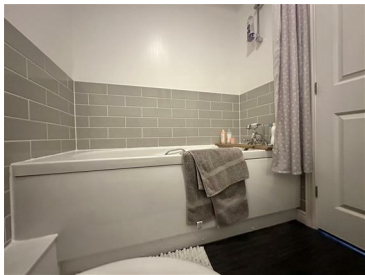


**Bedroom Three**

Another dual aspect room with UPVC double glazed windows overlooking the neighbouring fields and farmland, ceiling light, radiator.

**Family Bathroom**

Ceiling light, extractor fan, vinyl flooring, low level WC, pedestal wash hand basin with a mixer tap over, panel enclosed bath with a chrome mixer tap, hand help shower attachment and tile surround, radiator.



**Outside Front**

There is a paved walkway with a slate shingled stone surround giving access to the garage and parking area.



**Plot and Location**

**Garage**

The garage has a pitched and slate tiled roof, power, lighting and up and over door

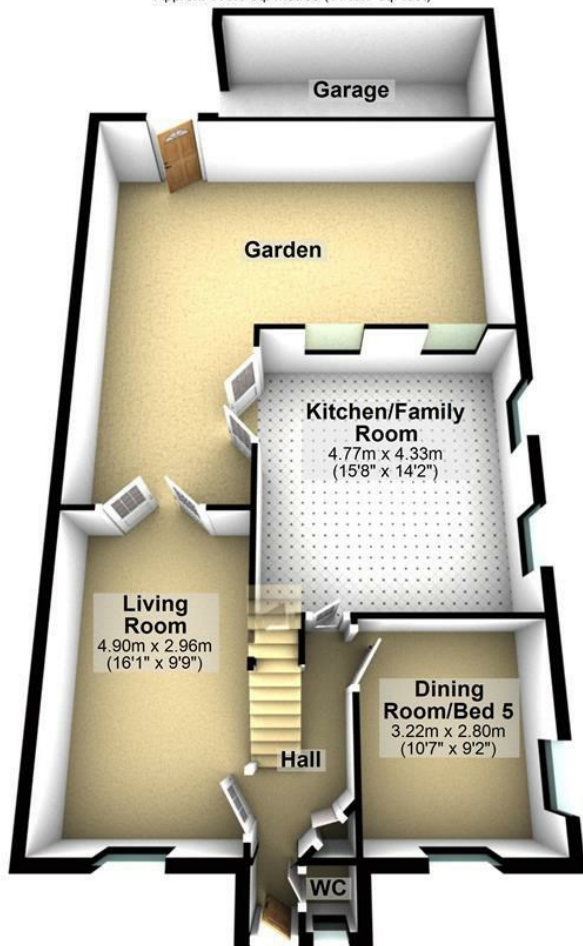
**Outside Rear**

To the immediate rear of the property there is a patio/paved terrace and walkway leading to the rear gated access. The garden has been laid to lawn with a small decking area and a range of flower and shrub beds and borders throughout.



### Ground Floor

Approx. 106.8 sq. metres (1149.7 sq. feet)



### First Floor

Approx. 60.9 sq. metres (655.7 sq. feet)



Total area: approx. 167.7 sq. metres (1805.4 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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