

LAUREL & WYLDE

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



Ashleigh The Causeway, Highbridge, TA9 4PZ £324,950

*** IF BROWSING ON YOUR PHONE, PLEASE CLICK ON THE 'VIDEO TOUR' TAB TO SEE OUR FABULOUS VIDEO *** DETACHED BUNGALOW *** NO ONWARD CHAIN *** LIVING ROOM *** LARGE KITCHEN / FAMILY ROOM *** REAR PORCH *** TWO BEDROOMS *** FAMILY BATHROOM *** CLOAKROOM *** DRIVEWAY PARKING FOR AT LEAST 4-5 CARS *** GARAGE WITH POSER AND LIGHTING *** VERY GENEROUS REAR GARDEN *** USEFUL OUTBUILDING ***

Entrance Hall

Accessed via a UPVC door with matching side panel, ceiling light, radiator, laminate wooden flooring, loft hatch giving access to the roof space, doors to the living room, kitchen family room, bedrooms one, two and the family bathroom and cloakroom, further door to the airing cupboard.

Living Room

A front and side aspect room with UPVC double glazed windows, ceiling light, radiator, feature stone fireplace with electric living flame convector fire.

Kitchen

A rear and side aspect room with UPVC double glazed windows, wooden obscure glazed door leading to the rear porch. Ceiling spotlights, tiled effect vinyl flooring, radiator. The Kitchen has been fitted with a range of base and eye level units with granite effect rolled edge work surfaces, one bowl sink with adjacent drainer and mixer tap, space and plumbing for washing machine, space for electric cooker, space for a tall fridge freezer, space for dining table and chairs, floor standing oil fired boiler, bar seating area for two people.

Rear Porch



Main Bedroom

Front and side aspect room with UPVC double glazed windows, ceiling light, radiator.



Bedroom Two

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

Family bathroom

A rear aspect room with an obscure UPVC double glazed window, radiator, wash hand basin, tall disabled bath with seating space and chrome taps.

Cloakroom

A rear aspect room with an obscure UPVC double glazed window, ceiling light, part tiled walls, low level WC.

Front

Gated access driveway with parking for at least five cars, decent sized lawn area, access either side to the rear garden.

Rear

Of a good size and backs onto neighbouring fields and

farm land, mostly laid to lawn and flower and shrub borders, shingle stone area, useful block built outbuilding, the garage is of a good size with power and lighting, up and over door and a rear UPVC double glazed window and pedestrian door.

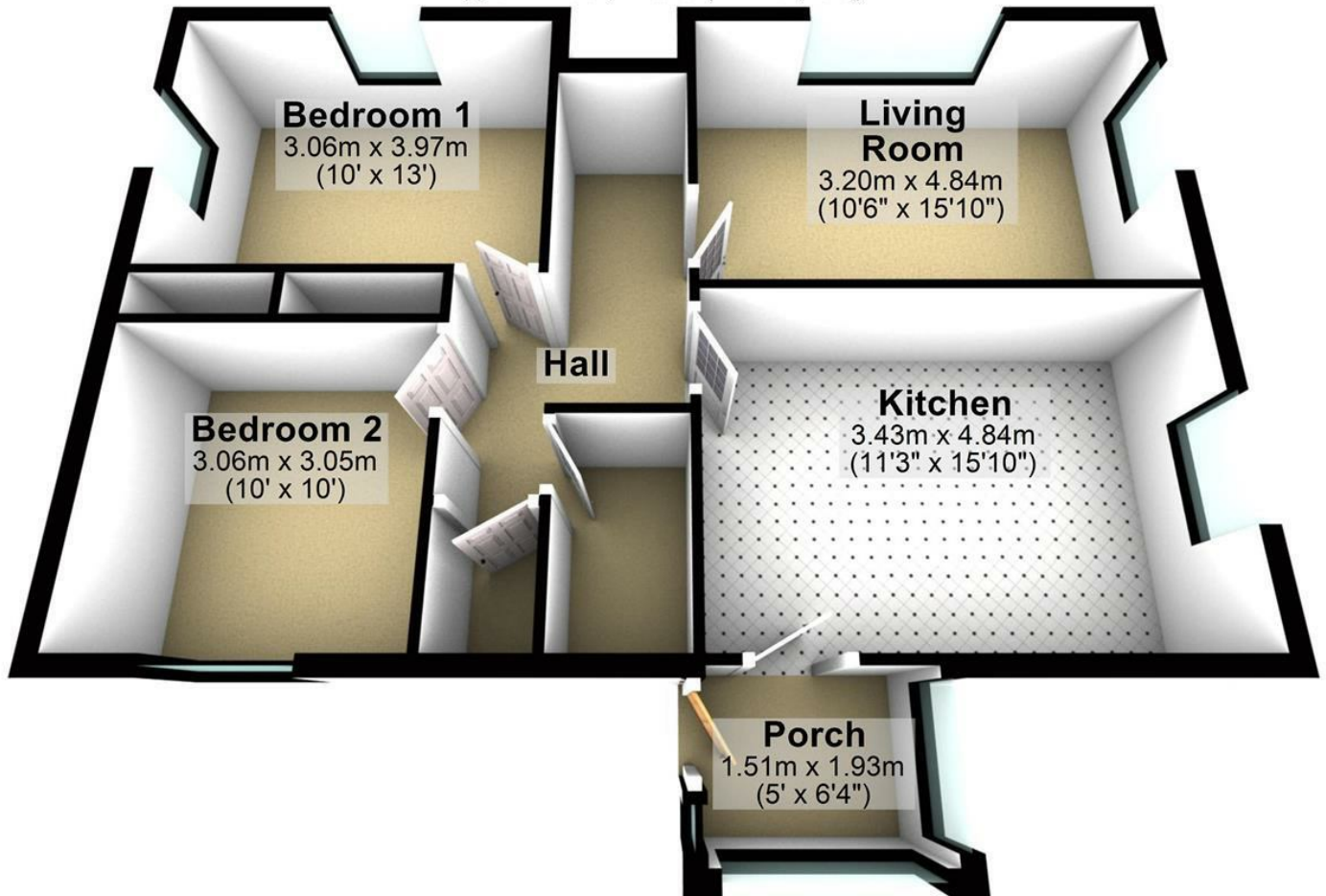


Plot and Location



Ground Floor

Approx. 71.8 sq. metres (772.7 sq. feet)



Total area: approx. 71.8 sq. metres (772.7 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 | |