

LAUREL & WYLDE

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



9 Mercia Close, Highbridge, TA9 3NT £350,000

*** 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 SITTING 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.



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.



Sitting/Family Room

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





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 ding/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.

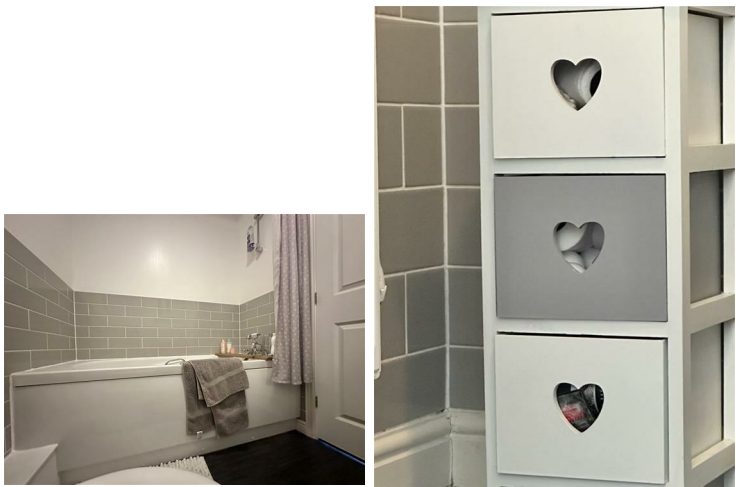


Bedroom Three

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

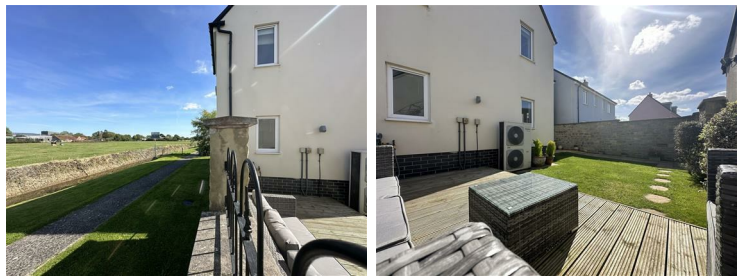
Family Bathroom

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.





Total area: approx. 167.7 sq. metres (1805.4 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	