



27 Grange Avenue

Highbridge, TA9 3AL

Price £290,000



PROPERTY DESCRIPTION

This characterful period property is full of charm and has been thoughtfully improved during many years of ownership. The current owners have enhanced the downstairs layout and added an additional bedroom with an ensuite upstairs, creating a spacious and practical family home.

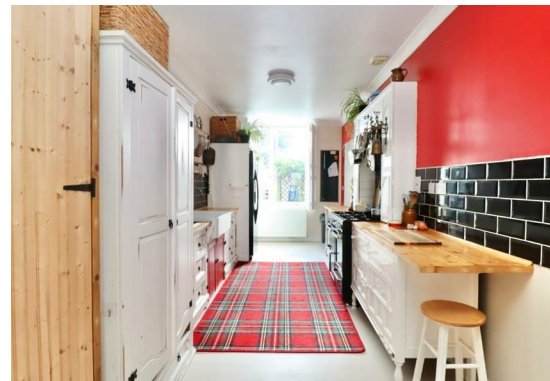
- *Entrance hall *Kitchen *Dining room/lounge *Snug *Bedroom 5/study/dining room
- *First floor landing *Four first floor bedrooms *Master en-suite *Family bathroom
- *Gas central heating *Upvc double glazing *Must be seen!

Local Authority

Somerset Council Tax Band: A

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (measurements are approximate)

Entered via Upvc door to:

Entrance Hall

18'4" x 6'2" (5.59 x 1.88)

Under stair storage, radiator and stairs leading to the first floor landing

Kitchen

23'11" x 8'6" (7.30 x 2.61)

Double glazed window to front. The kitchen comprises of bespoke floor mounted base units with wooden worktops, ceramic Belfast dual sink with mixer tap, tiled splashback, oven space for eight ring gas hob, and radiator

Dining Room/Lounge

23'7" x 11'11" excluding built in storage (7.20 x 3.65 excluding built in storage)

Double glazed bi-folding doors giving access to the garden, build in storage, radiator and access to:

Snug

11'10" x 16'7" (3.61 x 5.08)

Feature fireplace, radiator and double glazed window

Bedroom 5/Study/Dining Room

15'5" x 11'1" (4.70 x 3.40)

Double glazed window to front, radiator and feature fireplace

First Floor Landing

9'9" x 6'9" (2.98 x 2.08)

Access to the loft and radiator

Bedroom 1

19'5" x 8'1" (5.94 x 2.48)

Double glazed window to front, built in wardrobe and radiator. Door to:

En-Suite

8'1" x 4'6" (2.48 x 1.38)

Obscured double glazed window to rear, close coupled w/c, hand wash basin, shower cubicle with floor to ceiling tiles, extractor fan and radiator

Bedroom 2

15'3" x 9'6" (4.65 x 2.90)

Double glazed window to front, built in storage and radiator

Bedroom 3

11'10" x 9'5" (3.62 x 2.88)

Double glazed window to rear, built in storage and radiator

Bedroom 4

10'2" x 6'9" (3.11 x 2.08)

Double glazed window to front, built in storage and radiator

Family Bathroom

7'0" x 6'10" (2.15 x 2.10)

Obscured double glazed window to rear, close coupled w/c, hand wash basin, free standing bath, floor to ceiling tiles, extractor fan and radiator

PROPERTY DESCRIPTION

Outside

To the rear there is an enclosed garden laid to lawn and gravel with shrub/bush borders, a patio area and a fence panelled border surrounding the garden itself.

Description

The ground floor offers a wonderful sense of space. An inviting entrance hall welcomes you into the property and sets the tone for the rest of the home. There is a separate reception room which offers flexibility and could easily be used as a bedroom, home office or additional living room.

The kitchen flows seamlessly into the dining and living area, creating a fantastic open-plan space ideal for both everyday living and entertaining. Bi-folding doors open out onto a private rear garden, allowing plenty of natural light and a great connection to the outdoor space. Completing the ground floor is a cosy snug area featuring a charming log burner.

Upstairs, the property offers four bedrooms, three of which are generous doubles. The principal bedroom benefits from its own ensuite. A beautiful family bathroom serves the remaining bedrooms and features an iconic claw-foot roll-top bath.

Directions

Material Information

Additional information not previously mentioned

Council Tax Band-A

EPC-D

• Mains gas, electric and water

- Water not metered
- Gas heating
- Mains drainage
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

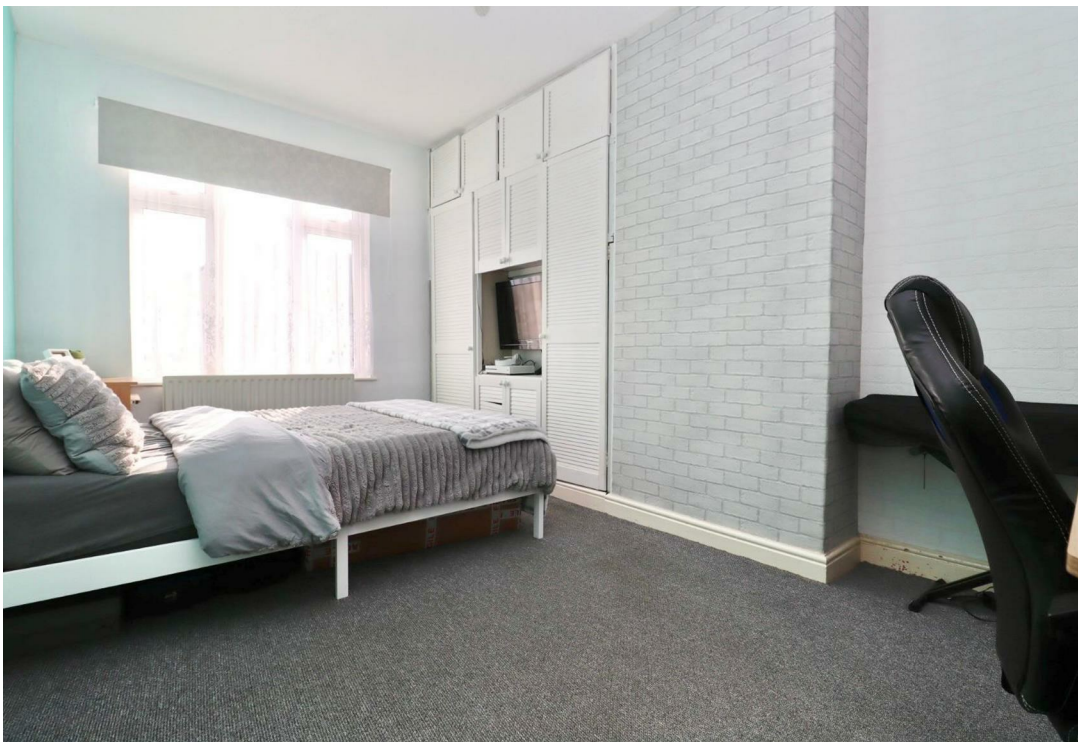
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Flood Information:

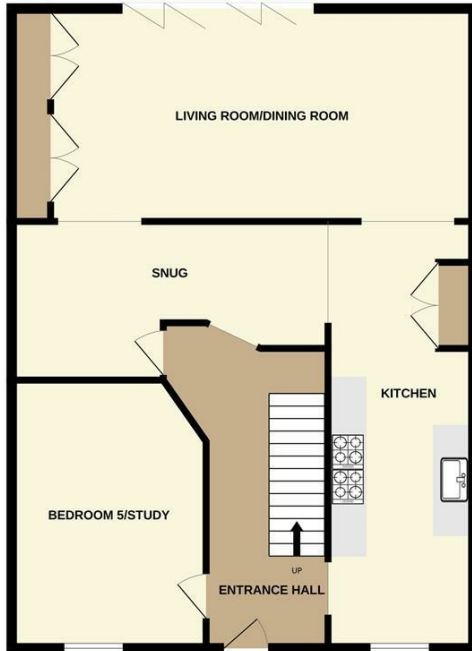
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GROUND FLOOR
937 sq.ft. (87.1 sq.m.) approx.



1ST FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA: 1547 sq.ft. (143.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 793700

sales@berrymansproperties.net

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1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
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