



MARKET STREET

Highbridge, TA9 3BW

Price £250,000

Tamlyns

PROPERTY DESCRIPTION

This unique opportunity to purchase this building comprising of a four bedroom house with lounge, dining room and kitchen, attached is a shop front, with 2 stores.

Outside there is further potential to develop this (subject to the relevant planning) with 2 outbuildings and a larger than average garden.

Viewing is highly recommended.

Situation

Local Authority

Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating: G

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk



PROPERTY DESCRIPTION

Accommodation

All sizes are approximate.

Shop Front

15'3" x 14'8" (4.65 x 4.49)

Former shop with entrance door and window for shop front.

Store

14'4" x 11'7" (4.38 x 3.54)

Previous used as a storage area.

Garden Room

16'2" x 10'9" (4.93 x 3.30)

Window and door to the side, door into w/c, door into kitchen and door into:-

Rear Store

13'1" x 10'10" (4.01 x 3.32)

Further store with window to the rear.

Kitchen

11'5" x 10'9" (3.49 x 3.29)

Range of wall and base units with roll top work surface over, space and plumbing for washing machine, space for fridge / freezer, cooker & over, door into:-

Dining Room

20'3" x 12'3" (6.19 x 3.75)

Window to the side, storage cupboard and stairs to first floor.

Lounge

14'7" x 11'10" (4.45 x 3.61)

Window to the front, feature log burner.

First Floor

Landing

Bedroom 1

14'3" x 12'2" (4.35 x 3.73)

Window to the side, door into:-

Bathroom

12'3" x 5'8" (3.74 x 1.74)

Window to rear, paneled bath, pedestal wash hand basin, low level w/c.

Bedroom 2

13'10" x 11'6" (4.24 x 3.53)

Window to the rear.

Bedroom 3

13'9" x 13'1" (4.20 x 4.00)

Window to the front.

Bedroom 4

13'1" x 13'0" (4.0 x 3.97)

Window to the front.

Outside

Courtyard

Accessed by a gated archway leading into a car yard for parking along with larger than average brick built out buildings.

Rear Garden

Larger than average plot which would suit development subject to planning permission.

Material Information...

Additional information not previously mentioned

PROPERTY DESCRIPTION

- Mains electric and water.
- No water meter
- Mains Sewerage.
- No Flooding in the last 5 years or not.
- Broadband and Mobile signal or coverage in the area.

Somerset Council BAND D

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

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

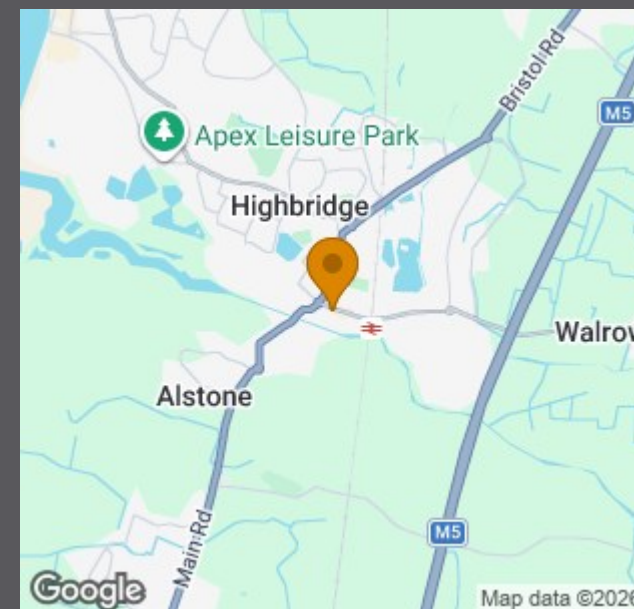
flood-map-for-planning.service.gov.uk/location







PLAN



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		51
(21-38) F		
(1-20) G	15	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location 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 all approximate.
3. Tamlyns Estate Agents may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £240 inc VAT, HD Financial Ltd up to £240 inc VAT

