



77 Worston Road

Highbridge, TA9 3JU

Price £325,000



# PROPERTY DESCRIPTION

This well-presented and adaptable detached property offers bright and spacious accommodation throughout, ideal for modern family living. With flexible layout options, the home can comfortably provide up to four bedrooms or additional reception space to suit a variety of needs.

Entrance hall\* ground floor bedroom/office\* kitchen/breakfast room\* lounge/dining room\* three first floor bedrooms\* bathroom\* gas central heating\* upvc double glazing\* parking and gardens.

## Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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## Accommodation (Measurements are approximate)

Approached via obscured double glazed door.

### Entrance Hall

10'2" maximum x 9'4" maximum (3.10 maximum x 2.85 maximum)

Storage, stairs to the first floor, laminate flooring, radiator.

### Ground Floor Bedroom/Office

19'2" x 10'6" (5.86 x 3.22)

Double glazed window to the front.

### Kitchen/Breakfast Room

23'5" x 8'3" (7.14 x 2.54)

Comprising matching wall and floor units, laminate worktops over, ceramic sink unit, double glazed window to the rear, tiled splashbacks, space for electric oven, space for American style fridge/freezer, space and plumbing for dishwasher and washing machine, radiator, laminate flooring and obscure double glazed door to the garden. Understair storage.

### Lounge/Diner

20'5" x 16'6" (6.23 x 5.04)

Double glazed window to the rear and upvc double glazed sliding door to the garden. Double glazed window to the front. Feature gas fireplace, radiator, television point.

### First Floor Landing

9'0" x 6'10" (2.75 x 2.10)

Storage cupboard, loft access.

### Bedroom 1

11'6" x 10'5" (3.52 x 3.20)

Double glazed window to the rear, radiator.

### Bedroom 2

10'6" x 8'2" (3.21 x 2.50)

Double glazed window to the front and radiator. Built in wardrobe.

### Bedroom 3

10'7" x 7'8" (3.24 x 2.34)

Double glazed window to the rear, eaves storage, radiator.

### Bathroom

8'4" x 5'5" (2.55 x 1.66)

Obscure double glazed window to the front, tiled walls, corner bath, low level w.c. and sink unit. Vinyl flooring, heated towel rail and extractor fan.

### Description

The property comprises a welcoming entrance hall with built-in storage, leading to the main ground floor accommodation and stairs to the first floor. The generous lounge/diner is filled with natural light and provides an excellent space for both relaxing and entertaining.

To the rear, the kitchen/diner/breakfast room is well-proportioned and thoughtfully arranged, offering ample workspace and dining area. There is plumbing for both a washing machine and dishwasher, making it a highly practical family kitchen. A convenient downstairs WC completes the

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ground floor.

Upstairs, there are three well-sized double bedrooms, all served by a family bathroom.

Externally, the property has a gorgeous block-paved driveway to the front, providing ample off-road parking. To the rear, the private and level garden enjoys a sought-after south-facing aspect—perfect for outdoor dining and family use.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central 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:

[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

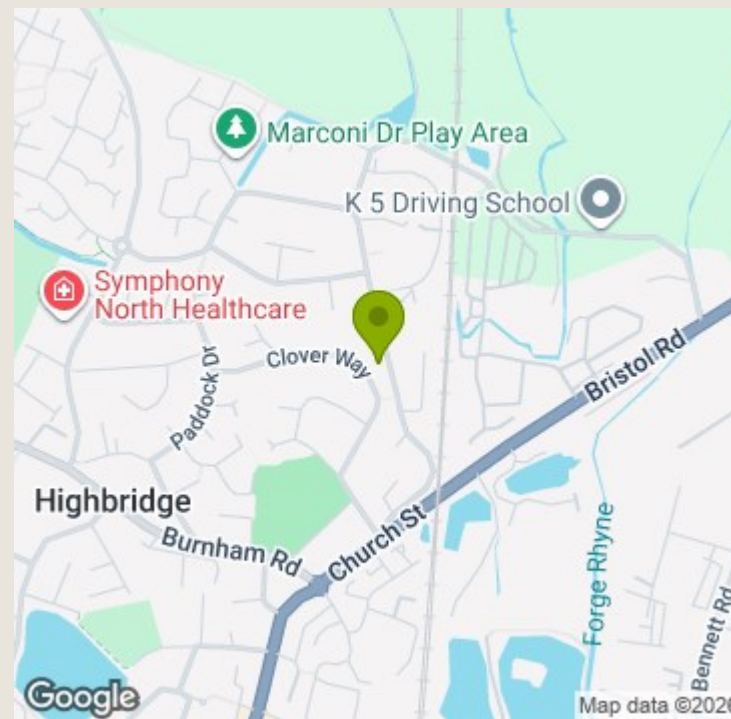
Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)









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

**01278 793700**

[sales@berrymansproperties.net](mailto:sales@berrymansproperties.net)

### 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. 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.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:  
 Alletsons up to £180 inc. VAT, Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

