



36 Ryeland Street

Highbridge, TA9 3TA

Price £308,500



# PROPERTY DESCRIPTION

An opportunity to purchase a very well proportioned, three bedroom, detached house, built in 2024 by Bloor Home and situated in a convenient location on the outskirts of Highbridge town centre.

Entrance hall\* Lounge\* Modern fitted kitchen/dining room with integrated appliances and french doors to rear garden\* Utility room\* Ground floor cloakroom\* Three good-size bedrooms (the master of which has a dressing area and en suite shower room) Family bathroom with white suite\* Gas fire central heating with combination boiler\* Double glazing\* Tandem parking\* Enclosed rear garden\*

## Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>82</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Entrance storm canopy and double glazed entrance door with multi pane glazed inset to the:

### Entrance Hall

High level double glazed window, radiator, stairs rising to the first floor and understair storage cupboard. Hard flooring.

### Lounge

15'5" x 10'8" (4.70 x 3.27)

Double glazed window to the front, radiator, hard flooring. Television point.

### Kitchen/Diner

14'2" x 10'5" (4.32 x 3.18)

Fitted with a modern range of grey fronted base units and matching wall mounted cupboards with worktops over, electric oven and four ring induction hob with extractor hood over.

Integrated dishwasher, one and a quarter bowl stainless steel sink unit, hard flooring, space for dining table and chairs, two radiators, space for fridge/freezer and double glazed French doors to the rear garden. Two double glazed side panels overlooking the rear garden. Opening to the:

### Utility Area

5'5" x 3'5" (1.66 x 1.06)

Worktop with space under for washing machine and base cupboard. Wall mounted combination gas fired boiler and door to the:

### Cloakroom

5'1" x 3'5" (1.57 x 1.05)

With low level w.c., wall mounted wash hand basin with tiled splashback, radiator and extractor fan.

### First Floor Landing

Double glazed window to the side, radiator and access to roof space.

### Master Bedroom

14'3" maximum 9'6" minimum x 9'5" plus door recess (4.36 maximum 2.91 minimum x 2.89 plus door recess)

With radiator, double glazed window overlooking the front and dressing area with double fitted wardrobe with sliding doors and a further good size storage cupboard built in over the bulk head. Door to the:

### En Suite Shower Room

5'8" x 4'8" (1.73 x 1.44)

Tiled shower cubicle with wall mounted shower, double glazed obscured window, hard flooring, vanity wash hand basin with drawers under, low level w.c. Ladder style heated towel rail.

### Bedroom 2

10'2" x 7'11" (3.11 x 2.43)

Radiator, double glazed window overlooking the rear garden.

### Bedroom 3

9'3" x 7'5" (2.83 x 2.27)

Radiator and double glazed window overlooking the rear garden.

### Family Bathroom

7'8" x 5'6" (2.35 x 1.69)

White suite comprising panelled bath with mixer shower over and glazed screen. Low level w.c. and vanity wash hand basin with drawers under. Ladder style heated towel rail and obscure double glazed window.

### Outside

To the front of the property is an open plan garden area with shrub borders, paved pathway leading to the front door.

### Rear Garden

Laid mainly to lawn with patio and pathway. Gravelled area to the side of the house providing an area of storage. Timber bike store.

# PROPERTY DESCRIPTION

Gate leads to parking area which provides parking in tandem for two vehicles.

The garden is surrounded on two sides by timber fencing and one side by brick walling.

## Description

This well proportioned, three bedroom, detached family home was completed in 2024 by Bloor Homes. Situated on the outskirts of Highbridge town centre so convenient for amenities. The M5 motorway interchanges at both junction 22 (Edithmead and 23 (Dunball) are within a short drive and Highbridge railway station is closeby.

The property itself offers accommodation presented over two floors which briefly comprises; entrance hall with storage cupboard, lounge with double glazed window overlooking the front, contemporary, fitted kitchen with a range of grey fronted units including built in oven, hob and extractor as well as an integrated dishwasher. There is space for a good-size dining table and double glazed french doors give access to the enclosed rear garden. Off the kitchen is a separate utility room with space for washing machine and the wall mounted, gas fired combination boiler. There is a convenient ground floor cloakroom too.

To the first floor, the three bedrooms are of a good size with the master bedroom benefitting from a dressing area with fitted double wardrobe and further, deep storage cupboard. An en suite shower room completes the master bedroom and there is a family bathroom with a white suite.

The gardens to the rear of the property are enclosed with brick walling and timber fencing and a gate gives access to a fenced parking area which offers two spaces in tandem.

An early inspection to view is thoroughly recommended.

## Directions

From the M5 motorway interchange, junction 22 at Edithmead, take the first exit onto the A38 towards Highbridge. Proceed across the roundabout and over the railway line. At the next roundabout, continue straight across onto Church Street and at the next mini roundabout, continue straight across onto Huntspill Road. At the roundabout, take the first exit onto Ryeland Street where the property can be found on the right hand side.

## Material Information

Additional information not previously mentioned

Council Tax Band-B

EPC-B

- 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)

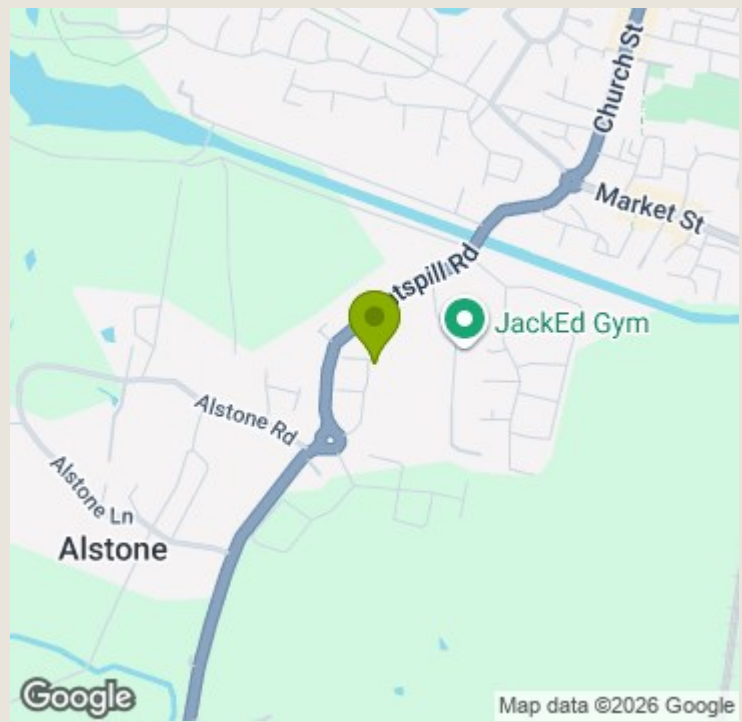
## Agents Note

Estate Charge to Trinity Estates for road/ground maintenance £177.56 (01/07/2025-30/06/2026).









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)

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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.
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 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

