



44 Somerset Way

Highbridge, TA9 4AT

Price £249,995



# PROPERTY DESCRIPTION

A versatile three/four-bedroom house with garage, located in a desirable area close to local amenities and excellent transport links. Owned by the same owner since new, the property has been well cared for and maintained throughout.

\*Entrance hall \*Lounge \*Kitchen \*Dining room \*W/C \*First floor landing \*Three bedrooms with master en suite \* Family bathroom \*



## Local Authority

Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		76	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
EU Directive 2002/91/EC			
England & Wales			

# PROPERTY DESCRIPTION

## Accommodation (measurements are approximate)

Obscured double glazed entrance door to:

### Entrance Hall

9'9" x 5'10" (2.99 x 1.80)

Stairs leading to the first floor landing

### Lounge

17'9" excluding bay window x 10'9" (5.43 excluding bay window x 3.30)

Double glazed window to front, feature electric fireplace, two radiators and double glazed french doors to the garden

### Kitchen

16'5" x 9'8" (5.01 x 2.96)

Double glazed window to rear, matching wall and base units, laminate worktops, stainless steel sink with mixer tap, space and plumbing for washing machine and dish washer, stainless steel four ring gas hob with extractor fan over, oven, space for American style fridge/freezer, and understairs storage. Doorway leading to the garden.

### Dining Room

12'9" x 7'10" (3.90 x 2.40)

Double glazed window to front, radiator and vinyl flooring

### W/C

6'8" x 3'1" (2.05 x 0.94)

Obscured double glazed window to front, Close coupled wc, vanity hand wash basin and radiator

## First Floor Landing

10'0" x 6'8" (3.06 x 2.04)

Double glazed window to rear and loft access

### Bedroom 1

15'5" x 11'0" (4.72 x 3.37)

Double glazed window to front, radiator and door leading to:

### En-Suite

6'10" x 6'9" (2.10 x 2.07)

Obscured double glazed window to front, close couple wc, hand wash basin with storage under, tiled splashback, shower cubicle, radiator and extractor fan

### Bedroom 2

13'8" x 13'1" (4.19 x 3.99)

Double glazed window to front, over stair storage cupboard and radiators

### Bedroom 3

8'3" x 7'10" (2.53 x 2.40)

Double glazed window to rear and radiator

### Family Bathroom

6'9" x 6'5" (2.08 x 1.98)

Obscured double glazed window to rear, close coupled wc, vanity hand wash basin, panelled bath with shower over, radiator, extractor fan and vinyl flooring

# PROPERTY DESCRIPTION

## Outside

To the rear is a low-maintenance garden, arranged to create a practical and enjoyable outdoor space. The garden is predominantly laid to decorative stone, providing an easy-to-maintain seating and entertaining area, complemented by a section of artificial lawn. There are borders to add colour and character, along with a garden arch and trellis features. The garden is enclosed by timber fencing and includes space for outdoor furniture, planting, and a greenhouse/storage area. A rear access gate is also provided.

## Description

This popular design is well known for its evenly proportioned rooms, offering a practical and flexible layout suited to a variety of buyers. The ground floor consists of a lovely, large and airy entrance hall. To the right is a full-depth living room, providing a bright and comfortable main reception space. Also on this level is a flexible room which can be used as a dining room, bedroom, or study, along with a well-equipped kitchen area. There is also the added convenience of a downstairs WC.

Upstairs, the property offers further well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite.

Externally, the property enjoys a low-maintenance rear garden and the added benefit of a garage.

Overall, this attractive home offers spacious and adaptable accommodation

in a sought-after and convenient location.

## Directions

### Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Heating: gas heating
- 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

