



17 Tregelles Close

Highbridge, TA9 3AY

Price £169,950



PROPERTY DESCRIPTION

A two bedroom terrace house in need of modernisation and improvement, situated in a convenient location close to local amenities.

*Entrance hall *Lounge *Kitchen/Diner *First floor landing *Two double bedrooms
 *Bathroom *Separate WC *Upvc double glazed windows *Enclosed garden to the rear, backing onto the Apex park.

Local Authority

Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating:

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



PROPERTY DESCRIPTION

Accommodation (measurements are approximate)

Upvc double glazed door to:

Entrance Hall

Stairs rising to the first floor

Lounge

16'10" x 9'6" (5.14 x 2.92)

Feature fireplace, Upvc double glazed window to front and Upvc double glazed patio doors to the rear garden

Kitchen/Dining Room

8'5" x 8'2" (2.59 x 2.51)

The kitchen Area is fitted with a range of wall and base units, single sink drainer unit, airing cupboard, pantry, Upvc double glazed window and door to rear

First Floor Landing

Access to roof space and Upvc double glazed window to rear

Bedroom 1

13'10" x 9'6" (4.24 x 2.91)

Upvc double glazed window to front

Bedroom 2

11'0" x 8'3" extending to 11'2" (3.37 x 2.52 extending to 3.42)

Upvc double glazed window to front

Bathroom

5'2" x 5'1" (1.58 x 1.55)

Comprising of white suite with panelled bath with shower over, vanity hand wash basin with cupboards below, tiled walls and Upvc double glazed obscured window to rear

Separate WC

Comprising of close coupled WC and Upvc double glazed obscured window to rear

Outside

To the front of the property is a boundary fence with gates opening to the front garden with the lawn area and path running to the front door.

To the rear of the property is an enclosed rear garden area with a lawn area and garden shed.

Description

This ever popular design of two bedroom house that is in need of general modernisation and improvement offers an excellent opportunity for first time buyers or landlords. The property briefly comprises of an entrance hall, stairs rising to first floor, lounge that runs from front to back of the property, and kitchen/dining room. To the first floor there is two good size double bedrooms, bathroom and separate WC. The property benefits from having Upvc double glazed window and, aspect towards the Apex park and enclosed garden to the rear.

PROPERTY DESCRIPTION

Directions

From Burnham-on-Sea proceed along Burnham/Highbridge Road and at the mini roundabout beside the service station and Marine Drive continue into Burnham Road. Take the second turning right into North Avenue.

Proceed down North Avenue taking the second right into East Avenue.

Proceed down East Avenue which in turn becomes Tregelles Close. Proceed down Tregelles Close, bearing to the right and the property can be found on your left hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- 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

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

Flood Information:

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

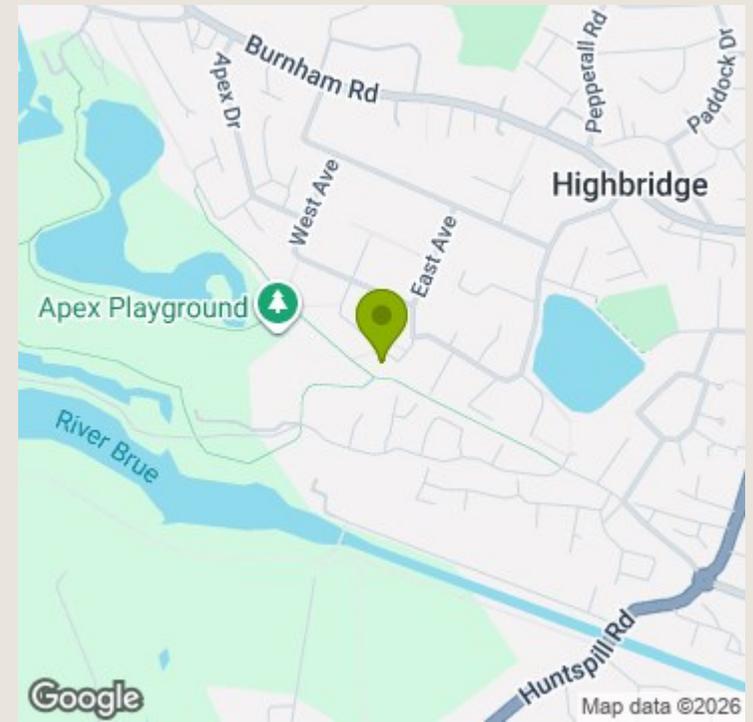








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

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

