



26 Farm Street

Highbridge, TA9 3GU

40% Shared ownership £114,000



# PROPERTY DESCRIPTION

This well proportioned three bedroom detached house offers well planned, well appointed living accommodation. The property comprises of an entrance hall, cloakroom, lounge, kitchen/dining room, storage cupboards, three good size bedrooms, master en-suite, family bathroom and an enclosed rear garden. The property benefits from being marketed with no onward chain.

- \*Entrance hall \*Lounge \*Kitchen/dining room \*Cloakroom \*First floor landing
- \*Three bedrooms \*Master en-suite \*Family bathroom \*Enclosed rear garden
- \*Allocated parking \*Gas heating \*Upvc double glazed windows

## Local Authority

Somerset Council Tax Band: C

Tenure: Leasehold

EPC Rating: B



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

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## Accommodation (measurements are approximate)

Upvc double glazed door leading to:

### Entrance hall

Welcoming hallway with storage cupboard, stairs rising to the first floor and doors to the lounge, kitchen and:

### Cloakroom

Comprising of a close coupled w/c, hand wash basin and radiator

### Lounge

Generously sized lounge with storage cupboard, radiator and dual aspect Upvc double glazed windows

### Kitchen/dining room

Fitted with a range of wall and base units with wood affect worktop over, electric oven, four ring gas hob with extractor over, 1 1/2 bowl sink drainer unit, space and plumbing for automatic washing machine, space for fridge freezer, space for dining table and chairs, radiator, Upvc double glazed window to front and Upvc double glazed door to the rear garden

### First floor landing

Storage cupboard and doors to all first floor rooms

### Bedroom 1

Generously sized double bedroom with built in storage cupboard, radiator, Upvc double glazed window to front and door to:

### En-suite

Fitted with a shower cubicle, close coupled w/c, hand wash basin, radiator and obscured Upvc double glazed window to rear

### Bedroom 2

Dual aspect Upvc double glazed windows and radiator

### Bedroom 3

Upvc double glazed window and radiator

### Family bathroom

Fitted with a panelled bath with tiled splashback and shower over, close coupled w/c, hand wash basin with storage under, extractor fan and obscured Upvc double glazed window to front

### Outside

To the rear of the property is a generously sized garden laid principally to lawn. To the side of the property is the allocated tandem parking for two vehicles.

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## Directions

From Burnham-on-Sea proceed in a southerly direction towards Highbridge and at the junction with the A38 (Church Street) take a right turn into Church Street. At the next roundabout at the junction with Market Street proceed straight across into Huntspill Road. Proceed along Huntspill Road turning left into Farm Street. Proceed down Farm Street and the property will be found on the right hand side.

## Agents note

The property can be purchased at a shared ownership of 40%

Please note rent and service charges are payable on the 40% share:

Rent £392.44

Service Charge £18.00

Insurance Charge £15.40

Management Charge £7.24

Total £433.08 per month (£5196.96 per annum)

## Local Connection

This property requires an applicant with a local connection to Somerset Council to purchase.

## Material Information

Additional information not previously mentioned

Council Tax Band-C

## EPC-B

- Mains electric, gas and water
- Water metered
- Gas heating
- Mains sewerage
- 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)

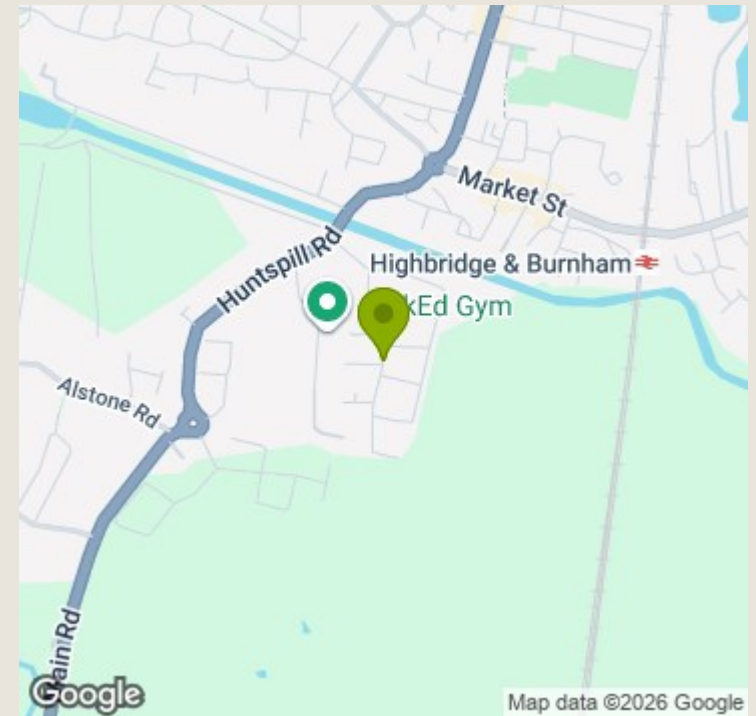








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

