



Somerset Way

Highbridge, TA9 4AT

Price £170,000



# PROPERTY DESCRIPTION

A Spacious and Popular-Style Freehold Two Bedroom Coach House with Garage & Private Courtyard garden.

Situated in a convenient and sought-after location, the home is ideally placed for local amenities, shops, and a choice of transport links, making it perfect for commuters and those seeking easy access to daily essentials.

\*Hallway \*Open plan \*Kitchen \*Lounge \*Dining room \* Two bedrooms \*Bathroom  
 \*Courtyard garden \*Garage \*Key turn condition \*Great for first time buyers or investors



## Local Authority

Somerset Council Council Tax Band: A

Tenure: Freehold

EPC Rating: C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	72
(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	

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## Accommodation (measurements are approximate)

Double glazed entrance door with central obscure glazed panel to the:

### Entrance hall

Telephone point and stairs rising to the first floor

### First floor hall

Airing cupboard with shelving. Night storage heater and access to roof space. Door to:

### Open plan Kitchen/Lounge/Dining room

#### Kitchen area

10'7" (minimum) x 5'8" (3.23 (minimum) x 1.73)

Fitted with a range of white fronted units and contrasting worktop surfaces over, a range of base units and drawers, glazed splash-back, inset single drainer stainless steel sink unit, built in Whirlpool electric four ring hob with Whirlpool oven under, extractor hood, integrated washing machine and fridge/freezer, spotlights, wood effect low maintenance flooring and Upvc double glazed window overlooking the rear

#### Lounge/Dining area

10'11" x 11'6" (3.35 x 3.51)

Space for dining table and chairs, wall mounted electric heater, shelving, spotlights and Upvc double glazed window overlooking the front

### Bedroom

11'3" x 8'0" (3.43 x 2.46)

Upvc double glazed window overlooking the front. Storage to stair bulk head with hanging rail

### Bedroom

8'0" x 6'7" (2.44 x 2.03)

Upvc double glazed window overlooking the front

### Bathroom

White suite comprising of a tile sided bath with wall mounted shower over and glazed shower screen. Tiled walls, low level w/c, pedestal wash hand basin, mirrored unit and towel rail. Shaver point, obscured Upvc double glazed window, spotlights and extractor fan

### Garage

19'5" x 8'2" (5.92 x 2.51)

Metal up and over door, power and light. Rear door to:

### Outside (courtyard style garden)

Surrounded by brick walling and offers a seating area and raised brick flower border. Outside tap

### Description

Beautifully presented throughout, this attractive two bedroom coach house offers generous living space and a modern, well-maintained interior.

The property benefits from its own garage and a private courtyard,

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providing both practicality and appealing outdoor space.

Situated in a convenient and sought-after location, the home is ideally placed for local amenities, shops, and a choice of transport links, making it perfect for commuters and those seeking easy access to daily essentials.

## Directions

From the M5 junction 22 roundabout proceed north along A38 signposted Highbridge. Proceed into the town crossing two roundabouts and at the third roundabout take a left into Market Street. Proceed over the railway bridge taking a right into Somerset Way. Bear right where the property will be found on the left hand side.

## Material Information

Additional information not previously mentioned

- Mains electric
- Water metered
- Heating: electric room 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)



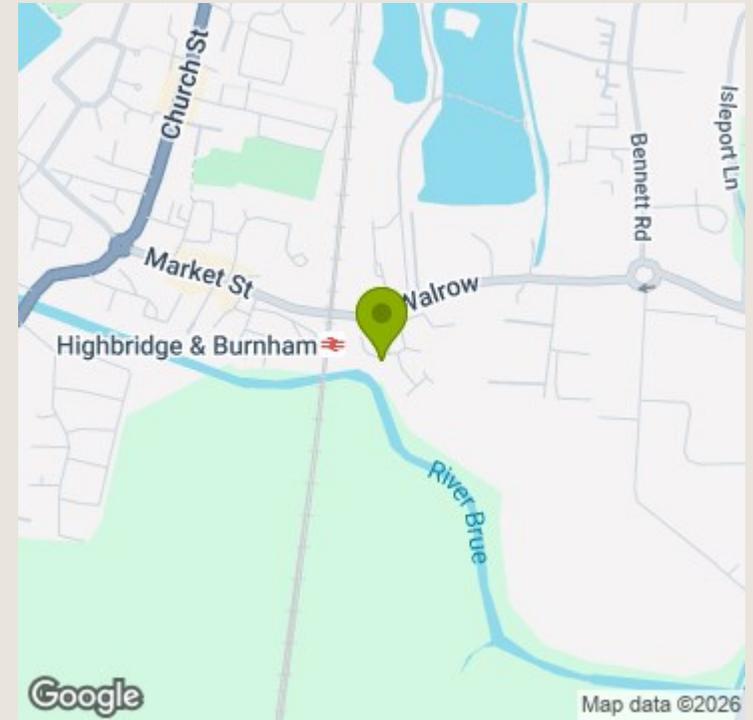




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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

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### 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.
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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

