



15 Victoria Place

Highbridge, TA9 3AU

Price £179,995



# PROPERTY DESCRIPTION

This characterful three-bedroom terraced home has been tastefully improved by the current owners in recent years and offers a wonderful blend of charm and modern comfort. The property has been upgraded with a new heating system including the boiler, radiators and loft/wall insulation.

Lounge\* dining room\* kitchen\* three first floor bedrooms\* bathroom with bath and separate shower\* gas central heating\* double glazing\* long rear garden.

## Local Authority

Somerset Council Council Tax Band: A

Tenure: Freehold

EPC Rating: D



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>			
(55-68) <b>D</b>		66	79
(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)

Upvc double glazed door to the:

### Lounge

16'5" maximum x 15'1" maximum (5.01 maximum x 4.60 maximum)

Double glazed window to the front, radiator, feature fireplace with log burner and understair storage. Door leading to the stairs.

### Dining Area

15'5" x 9'11" (4.71 x 3.03)

Double glazed window to the rear, feature fireplace, radiator and laminate flooring.

### Kitchen

13'5" x 6'9" (4.10 x 2.08)

Double glazed window to the rear and double glazed window to the side. Range of white gloss fronted base units with contrasting worktops over, Belfast style sink with mixer tap, tiled splashbacks, four ring electric hob with oven, space and plumbing for washing machine and dishwasher and vinyl flooring. Door to the rear garden.

### First Floor Landing

#### Bedroom 1

15'2" maximum x 10'6" maximum (4.64 maximum x 3.22 maximum)

Double glazed window to the front, radiator.

#### Bedroom 2

9'6" x 9'4" (2.92 x 2.86)

Obscure double glazed window to the rear, radiator.

#### Bedroom 3

7'10" x 6'9" (2.40 x 2.08)

Double glazed window to the front. Radiator.

### Bathroom with Separate Shower

9'7" maximum x 6'2" maximum (2.93 maximum x 1.88 maximum)

Double glazed window to the rear, freestanding bath, close coupled w.c. and wash hand basin with storage under. Extractor fan and walk-in shower with electric shower. Vinyl flooring.

### Outside

Wrought iron gate gives access to the enclosed front garden leading to the front door.

### Rear Garden

Measuring approximately 80ft in length with patio and area laid to lawn.

Borders containing shrubs and bushes.

### Description

Positioned in a tucked-away location close to Highbridge town centre, the property enjoys excellent convenience while still benefiting from a sense of privacy.

A key feature is the lovely, large private rear garden, perfect for families,

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entertaining, or those who enjoy outdoor space—an uncommon advantage for a home of this type.

Inside, the property now benefits from gas central heating and offers well-proportioned rooms throughout. The property has been upgraded with a new heating system including the boiler, radiators and loft/wall insulation

An ideal home for first-time buyers, growing families, or investors.

## Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street onto the Highbridge/Burnham Road. Proceed straight across the two roundabouts and at the junction with the A38 (Church Street) take the third right onto Church Street. At the next roundabout take a right turn into Tylers Way which in turn becomes Newtown Road. Proceed down Newtown Road turning right into Cuthbert Street. Proceed down Cuthbert Street where Victoria Place will be seen on the left hand side. The property is accessible via a footpath to the front.

## Material Information

Additional information not previously mentioned

Council Tax Band-A

EPC-D

- Mains electric, gas and water
- Water not 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:

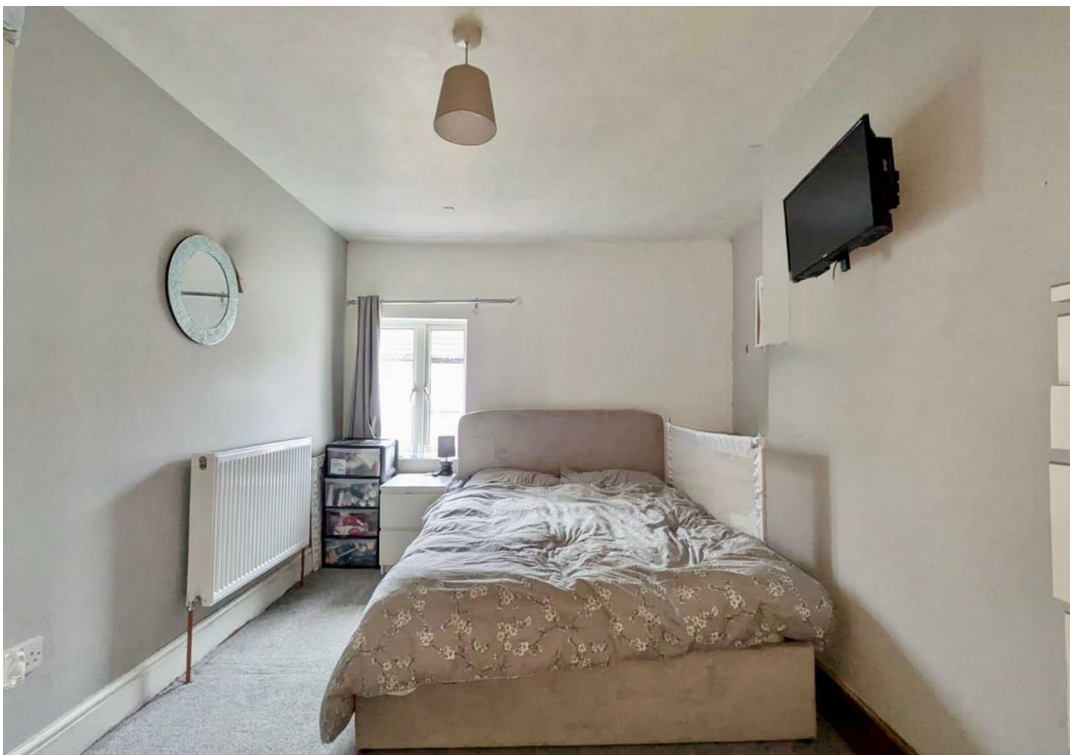
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

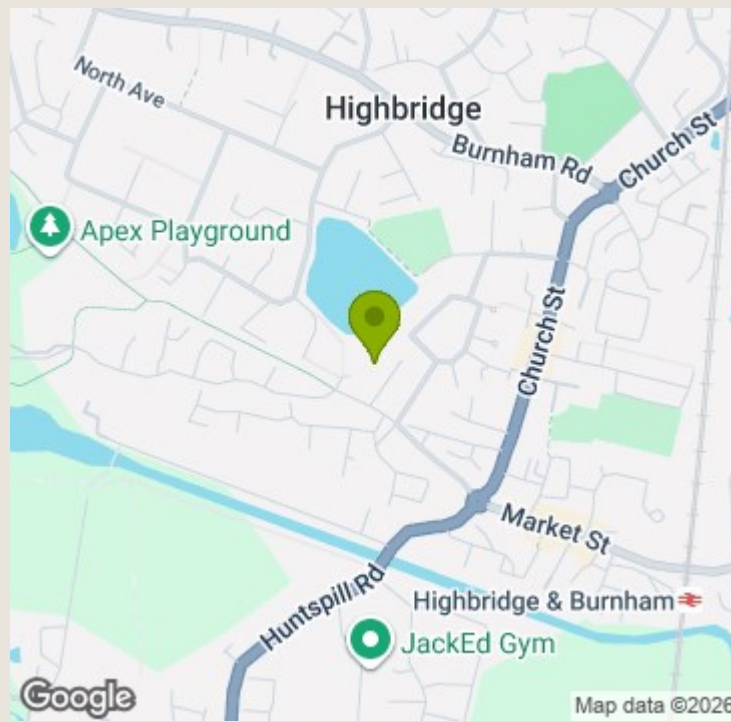
Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://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

