



Ladybird Cottage, 98 Worston Road

Highbridge, TA9 3JU

Offers In Excess Of £210,000



PROPERTY DESCRIPTION

A spacious two-bedroom cottage, set back on popular Worston Road, combining character features with modern comforts to offer the best of both worlds. These include double glazing, upgraded gas central heating, roof works, and updated electrics.

Living room* dining room/snug/home office* kitchen* utility area* first floor landing* two bedrooms* bathroom* upvc double glazing* good size mature gardens to the rear.



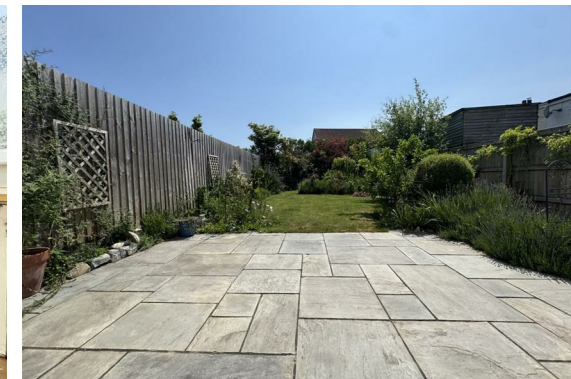
Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: F

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		32	
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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Accommodation (Measurements are approximate)

Double glazed upvc door to the:

Dining Room/Snug/Home Office

13'5" x 7'2" (4.09 x 2.19)

Double glazed window to the front, laminate flooring and feature fireplace with electric fire.

Kitchen

10'3" x 7'5" (3.13 x 2.27)

Comprising matching wall and floor units with solid beech wood worktop with integrated oven and four ring gas hob with stainless steel splashback and extractor hood, sockets with USB charging points, stainless steel sink with mixer tap and obscure double glazed window to the side. Laminate flooring and archway through to the:

Utility Area

7'2" x 4'4" (2.19 x 1.34)

Solid beech wood worktop with space and plumbing under for two appliances and door leading to the garden.

Living Room

14'9" x 12'0" (4.5 x 3.66)

Laminate flooring, under stair storage, double glazed French doors open to the patio and garden and door leading to the stairs rising to the first floor. Fireplace comprising DEFRA approved log burner.

First Floor Landing

Double glazed window to the side. Loft access.

Bedroom 1

14'8" x 12'1" (4.48 x 3.69)

Storage cupboard. Double glazed window to the rear.

Bedroom 2

13'6" x 7'1" (4.12 x 2.17)

Double glazed window to the side.

Bathroom

10'8" x 7'1" (3.27 x 2.18)

Comprising white suite of panelled bath with shower over, wash hand basin and close coupled w.c. Obscure double glazed window to the rear. Metro style tiles and storage under the wash hand basin.

Outside

The cottage is approached via a pathway giving access to the cottage and it's gardens.

Rear Garden

The rear garden is a haven for sun lovers being south facing and having the sun throughout the whole day.

This beautiful garden is well maintained with mature borders and fruit trees with a pathway and shed. Patio area, storage/wood store to the side with side access to the front and water tap.

Description

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combining character features with modern comforts to offer the best of both worlds. These include double glazing, upgraded gas central heating, roof works, and updated electrics.

Inside, there is a generously sized lounge featuring a log burner, creating a warm and inviting space perfect for colder winter evenings. The well-equipped kitchen benefits from an adjoining utility area, along with a versatile room just off the kitchen which could be used as a dining area, study, home office or even made into a 3rd bedroom.

Upstairs, you will find two good-sized bedrooms and a lovely bright and airy bathroom. To the rear, there is a mature, landscaped garden with a patio area where you can sit and enjoy the southerly-facing aspect. With no onward chain this property is ready to move into. Close to local amenities and great transport links such as the M5 or train station being less than a mile away.

Directions

Proceed along Marine Drive and at the mini roundabout take a right onto Burnham Road. Continue passing King Alfred School and at the roundabout with the junction with the A38 (Church Street) take a left turn. Take the next left and proceed along Worston Road.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water

- Water not metered
- Gas central 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

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

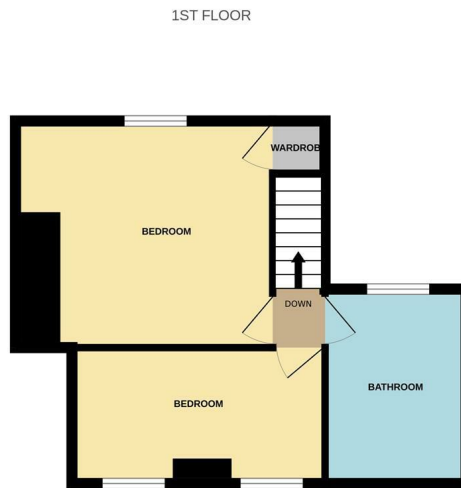
Flood Information:

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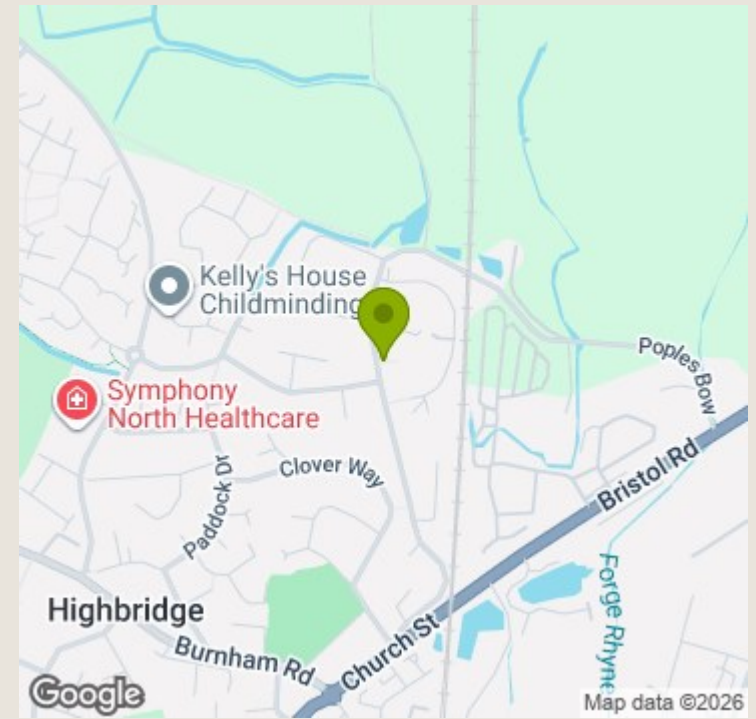








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

sales@berrymansproperties.net

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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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