



1 Tregelles Close

Highbridge, TA9 3AY

Price £230,000



# PROPERTY DESCRIPTION

A well-presented three-bedroom end-of-terrace home, ideally positioned in a convenient and well-served location.

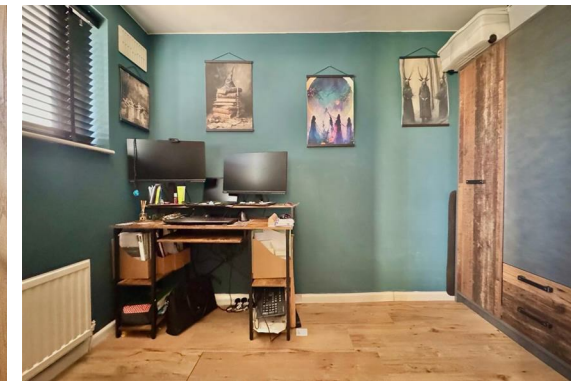
Entrance hall\* kitchen/diner\* lounge\* conservatory\* three first floor bedrooms\* bathroom\* gas central heating\* double glazing\* gardens to the front and rear.

## Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: D



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	67	74
(39-54)	E		
(21-38)	F		
(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)

Obscured upvc double glazed door.

### Entrance Hall

4'8" x 4'7" (1.43 x 1.42)

Stairs leading to the first floor. Karndean flooring.

### Kitchen/Diner

16'10" maximum x 8'6" maximum (5.14 maximum x 2.60 maximum)

Double glazed window to the front, double glazed window to the rear with upvc door to the rear garden. Matching wall and floor units with contrasting worktops, stainless steel sink unit, space for electric cooker, space and plumbing for washing machine and dishwasher, space and socket for fridge/freezer. Radiator, Karndean flooring, two further storage cupboards and door to the:

### Lounge

16'11" maximum x 9'8" maximum (5.17 maximum x 2.95 maximum)

Double glazed window to the front, radiator, Karndean flooring, electric feature fireplace and upvc double glazed doors to the:

### Conservatory

9'6" x 8'8" (2.91 x 2.66)

Electric sockets, Karndean flooring and sliding door to the rear garden.

### First Floor Landing

8'8" x 2'3" (2.66 x 0.70)

Radiator, loft access and double glazed window to the rear.

### Bedroom 1

13'7" x 9'6" (4.16 x 2.92)

Double glazed window to the front, radiator.

### Bedroom 2

11'4" x 10'9" (3.47 x 3.29)

Double glazed window to the front and radiator. Built in storage.

### Bedroom 3

9'8" x 5'4" (2.95 x 1.63)

Double glazed window to the rear, radiator.

### Bathroom

6'7" x 5'6" maximum (2.03 x 1.68 maximum)

Tiled walls, panelled bath with shower over and glazed screen, wash hand basin and close coupled w.c. Obscure double glazed window to the rear, spotlights and radiator.

### Outside

To the front of the property there is a garden area with plants and shrubs and pathway leading to the front door.

### Rear Garden

Lawned with decking to the rear and further decking area with pergola beside the kitchen and conservatory creating a secluded seating area.

### Description

A well-presented three-bedroom end-of-terrace home, ideally positioned in

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a convenient and well-served location. Offering cosy, characterful living throughout, the property benefits from a generous level and private rear garden, perfect for families or those who enjoy outdoor space.

Inside, the accommodation comprises a welcoming hallway, a spacious living room, a fitted kitchen/breakfast room, and three well-proportioned bedrooms, along with a modern family bathroom.

Further features include double glazing, gas central heating and useful storage. Lovingly maintained, this property represents an excellent first home or buy-to-let investment.

## 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.

## Material Information

Additional information not previously mentioned

- 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:

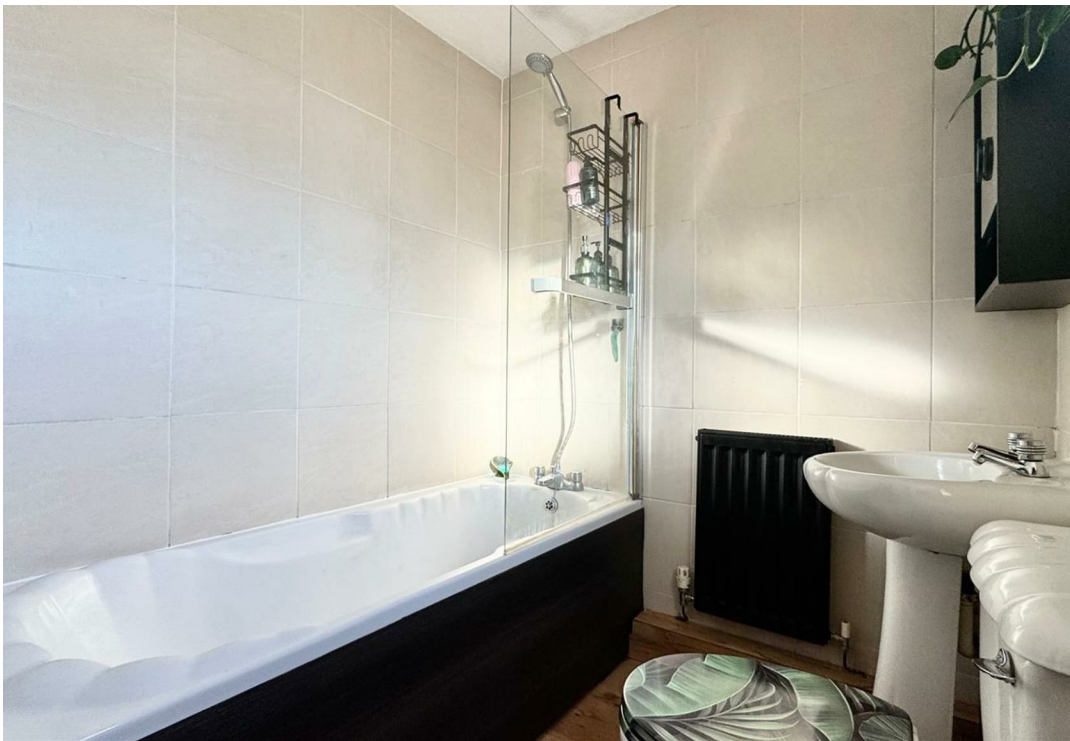
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Flood Information:

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



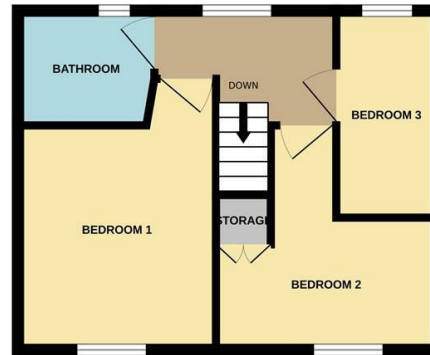




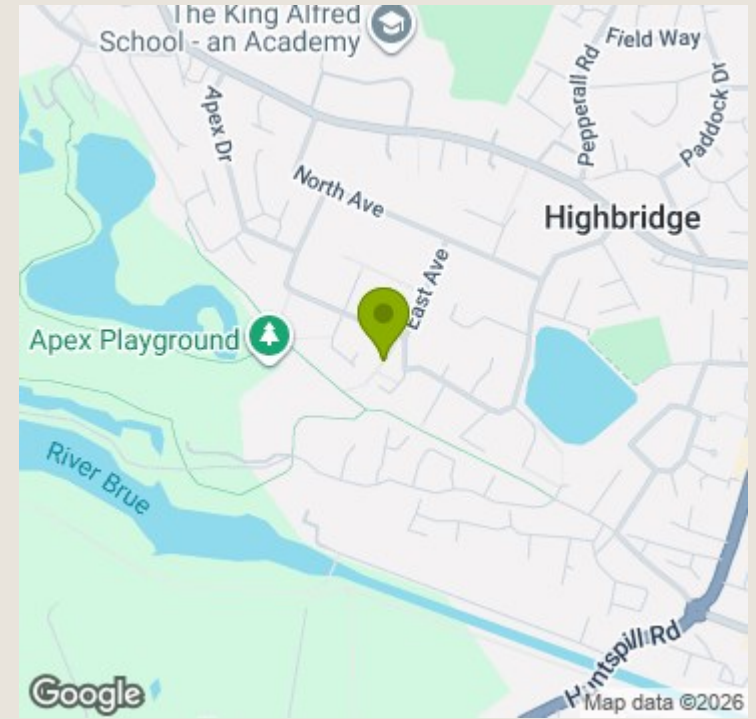
GROUND FLOOR



1ST FLOOR



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)

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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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