



15 Ryeland Street

Highbridge, TA9 3TA

Offers Over £260,000



PROPERTY DESCRIPTION

Nestled on this popular estate in the village of West Huntspill, Highbridge, this stylish three-bedroom semi-detached home—built by Bloor Homes —offers modern living in immaculate condition, thanks to the care of its current owners.

Entrance hall* lounge* kitchen/dining room* utility* cloakroom* first floor landing* three bedrooms* master en suite* family bathroom* parking and gardens.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: B



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(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)

Obscure double glazed door to the:

Entrance Hall

4'7" maximum x 4'2" maximum (1.42 maximum x 1.29 maximum)

Vinyl flooring and stairs leading to the first floor. Radiator.

Lounge

13'10" maximum x 11'10" maximum (4.22 maximum x 3.63 maximum)

Double glazed window to the front, radiator, television point and understair storage.

Kitchen/Dining

11'8" x 10'11" (3.56 x 3.33)

Range of matching wall and floor units with laminate worktops over, sink unit with mixer tap, tiled splashbacks, four ring gas hob with oven under and extractor hood over. Built in dishwasher, built in fridge/freezer and double glazed French doors to the rear garden. Opening through to the:

Utility Area

5'6" x 3'6" (1.69 x 1.07)

Cupboard housing the boiler, space and plumbing for washing machine and door to the:

Cloakroom

Toilet and wash hand basin.

First Floor Landing

11'2" x 6'7" (3.41 x 2.03)

Loft access, over stair storage cupboard and radiator.

Bedroom 1

8'10" x 8'5" (2.71 x 2.58)

Double glazed window to the front. Radiator.

En Suite Shower Room

6'6" x 4'5" (2 x 1.36)

Large shower cubicle, wash hand basin and low level w.c.

Bedroom 2

8'5" x 7'8" (2.58 x 2.35)

Double glazed window to the rear, radiator.

Bedroom 3

7'8" x 6'4" (2.36 x 1.95)

Double glazed window to the front. Radiator.

Bathroom

6'4" x 5'6" (1.95 x 1.70)

Obscure double glazed window to the rear, low level w.c., wash hand basin and bath with shower over. Tiled splashbacks, vinyl flooring and electric shaver point. Heated towel rail.

Outside

To the front of the property is a paved pathway leading to the front door

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with bush border.

Parking for two vehicles on a tandem basis is set to the front of the property.

Rear Garden

Enclosed rear garden with large patio area and step to artificial lawned area.

Agents Note

£158.00 per year payable to Trinity for management of estate spaces (i.e. gardening, mowing etc)

Description

Step inside and you're greeted by a bright, generously sized living room that sets the tone for the rest of the home. To the rear, a sleek and contemporary kitchen/dining space provides the perfect hub for day-to-day life and entertaining alike, complete with French doors that open out to the garden, creating an easy indoor-outdoor flow.

The kitchen is complemented by a handy utility area and a downstairs WC, adding both practicality and convenience. Outside, the rear garden has been thoughtfully landscaped to create a private, low-maintenance retreat, with the added benefit of side access leading to the driveway.

Upstairs, you'll find three bedrooms along with a master en suite shower room and modern, well-finished family bathroom, all presented to the same

high standard seen throughout the property.

To the front, a generous driveway offers tandem parking for two vehicles, alongside additional on-street options.

Well positioned for access to local amenities, transport links and surrounding towns, this is a smart, move-in-ready home that ticks all the right boxes for first-time buyers, downsizers or investors alike.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water 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

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

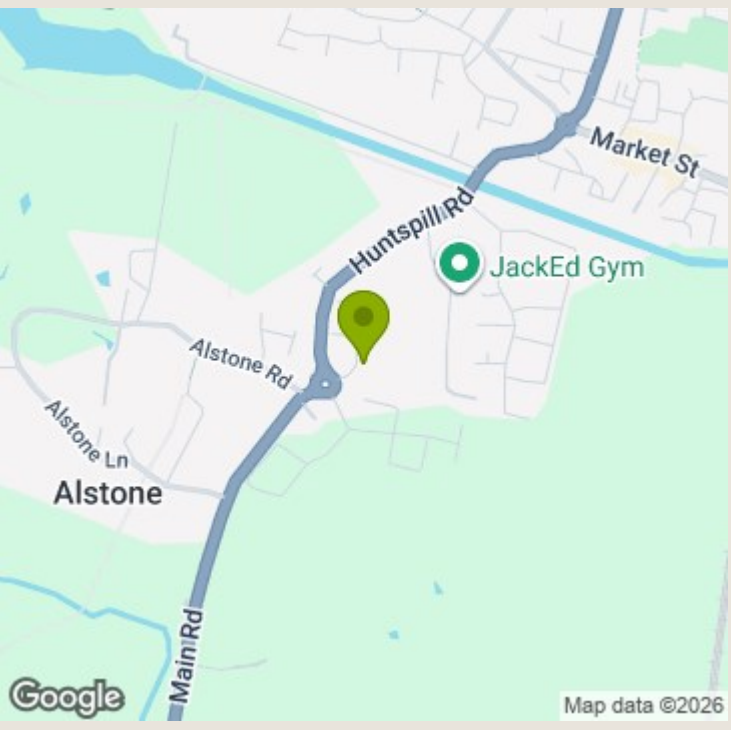
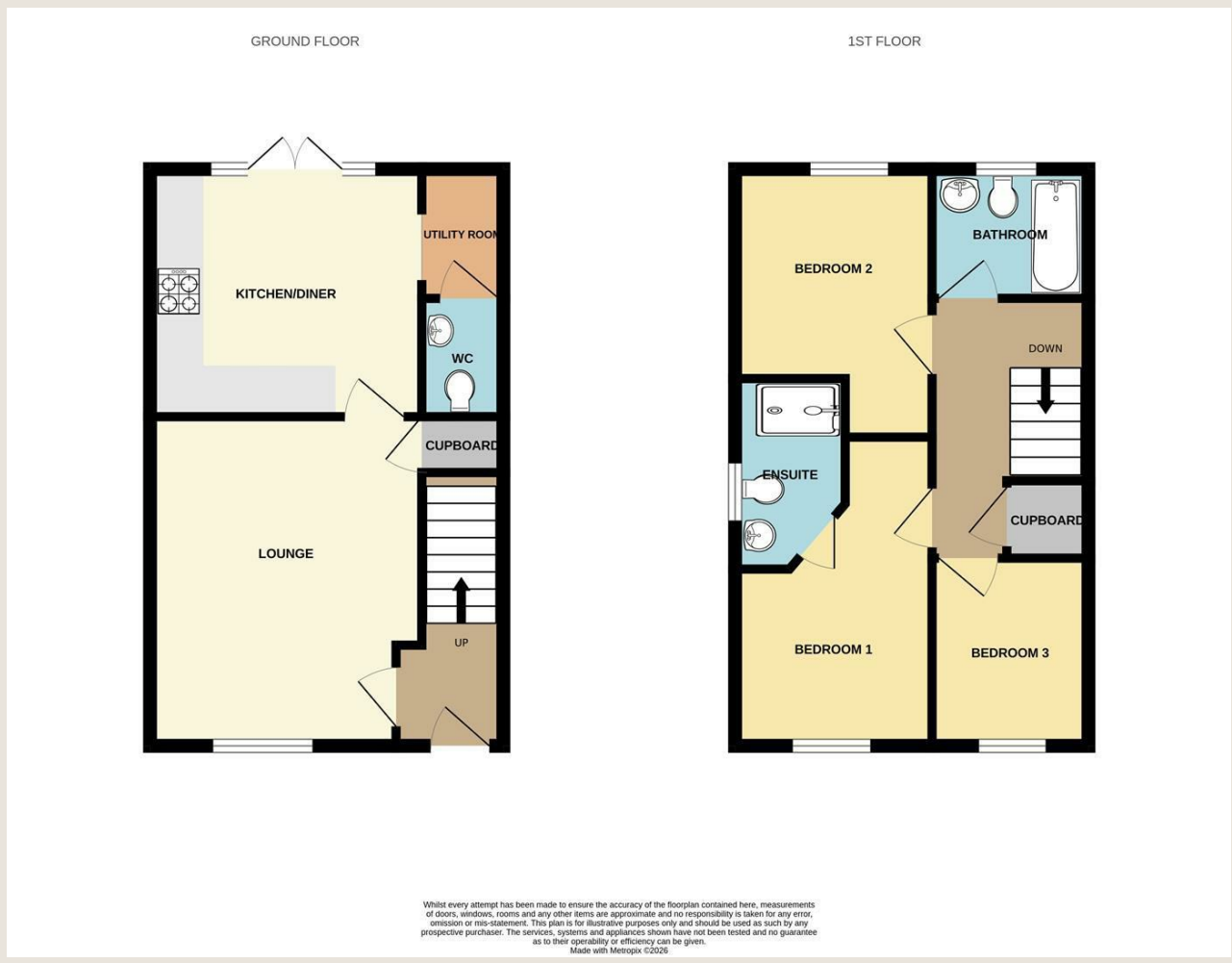
Flood Information:

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

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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