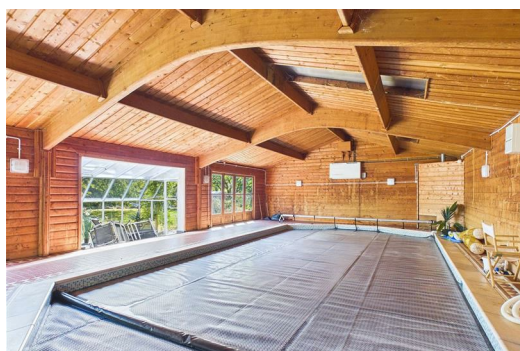




Southcroft 148 Brent Street, Highbridge, TA9 4BE

£925,000

*** SPECTACULAR COUNTRY RESIDENCE FOR A SPECTACULAR PRICE!!!! *** GRADE II LISTED, DETACHED FAMILY HOME WITH +/- 3 ACRES OF LAND LEADING RIGHT UP TO THE TOP OF 'THE KNOLL' *** FIVE DOUBLE BEDROOMS *** 4 RECEPTION ROOMS *** THREE BATHROOMS *** DETACHED DOUBLE GARAGE *** AMPLE OFF STREET PARKING *** BEAUTIFUL GARDENS *** HUGE INDOOR SWIMMING POOL *** COUNCIL TAX BAND G *** EPC TBC ***



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
3752 ft²
Reduced headroom
4 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	