



Alstone, Highbridge —£335,000  
Freehold

Linda Saunders | Estate Agents



## 2 Alstone Gardens Highbridge TA9 3DP

This is a wonderful opportunity to acquire a three-bedroom detached bungalow set within an incredibly generous sized plot within this popular cul-de-sac on the edge of Highbridge. The property is conveniently situated close to local amenities and provides easy access to the M5 motorway network. Whilst the property requires some internal updating it represents a great opportunity to put your own stamp on it.

The property briefly comprises; fitted kitchen/breakfast room, lounge with open fireplace, three bedrooms, family bathroom and separate WC. There is a conservatory with power and light. The property further benefits from gas central heating, and double glazing. Set on a very good-sized plot there are attractive gardens front and rear, and driveway leading to a single garage. In all, this property represents an increasingly rare opportunity as bungalows rarely come to market. An early inspection is advised. Available with no onward chain.

**ACCOMMODATION** (All measurements are approximate)

**Entrance Vestibule:** PVCu double glazed sliding patio door, tiled flooring, light and single-glazed door to: -

**Inner Hallway:** Cloak cupboard, loft hatch, radiator, laminate flooring and doors to all rooms.

**Lounge:** 17'05" x 10'09" (5.20m x 3.30m). Double glazed windows to front and side aspects, fireplace, two radiators, oved ceiling and laminate flooring.

**Conservatory:** PVCu double glazed and set on a red brick dwarf wall with door opening

onto the rear garden, power, light, and vinyl flooring.

**Kitchen:** 07'10" x 16'11" (2.40m x 5.16m). Double glazed windows to rear and side aspects. There is a fitted kitchen with a range of matching floor and wall mounted cupboards with sink and drainer unit inset into complimentary work surfaces with tiled splashbacks. Wall mounted gas boiler, larder cupboard. Plumbing for automatic washing machine and space for fridge, freezer and cooker, radiator and vinyl flooring.

**Bathroom:** Window to rear aspect, panelled bath with electric shower over, wash hand

basin, and low-level WC, aqua boarding, radiator, and vinyl flooring.

**WC:** High level WC, and vinyl flooring.

**Master Bedroom:** 12'03" x 09'11" (3.75m x 3.03m). Double glazed window to rear aspect with views of the garden, radiator and laminate flooring.

**Bedroom 2:** 08'11" x 09'03" (2.72m x 2.83m). Double glazed window to side aspect, radiator and carpet as fitted.

**Bedroom 3:** 09'11" x 08'11" (3.04m x 2.72m). Double glazed window to front aspect, radiator and carpet as fitted.

## OUTSIDE

To the front of the property is garden which is mainly laid to lawn with several mature shrubs and bushes. There is a tarmac driveway leading to the single garage and providing off-road parking for several vehicles. There is a personal access gate providing access to the rear garden. The rear garden is of very generous proportions and is fully enclosed.

All mains services connected.

**Please Note:** These are preliminary details as we are awaiting their approval by our vendor.

Council tax band: **C**

Local authority reference number **5300500020**

EPC Rating: **E 54**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

All measurements are approximate. Fixtures and fittings other than those mentioned above to be agreed with the seller.

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