



4 Hope Cottages

Highbridge, TA9 3HR

Price £174,995





# PROPERTY DESCRIPTION

Attractive cottage style property set in a "tucked away" location off Church Street in Highbridge within a short walk of the town amenities with the benefit of an attractive enclosed garden to the rear, gas central heating, upvc double glazed external windows. Must be seen to be fully appreciated.

Entrance Porch\* lounge\* kitchen/diner\* rear porch/utility with shower room off\* two double bedrooms\* master en suite cloakroom\* enclosed gardens to the front and rear\* gas central heating\* situated in a convenient location close to local amenities.



## Local Authority

Somerset Council Council Tax Band: A

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>72</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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## Accommodation (Measurements are approximate)

Upvc double glazed door to the:

### Entrance Porch

Upvc double glazed construction with multi pane door to the:

### Lounge

11'4" x 10'10" (3.46 x 3.31)

Upvc double glazed window to the front, feature fire surround, television point. Door to the:

### Kitchen/Diner

13'3" x 9'2" (4.04 x 2.8)

Fitted with a range of wall and floor units to incorporate single sink drainer unit, space for electric cooker, door to stairs rising to the first floor landing. Understair storage cupboard, window to the rear and space for fridge/freezer. Door to the:

### Rear Porch/Utility Room

8'6" maximum x 8'2" maximum (2.6 maximum x 2.5 maximum)

Plumbing for automatic washing machine, upvc double glazed door with matching side panel to the rear garden.

### Ground Floor Shower Room

6'5" x 5'6" (1.96 x 1.68)

Corner shower cubicle, vanity wash hand basin, cupboards below, close coupled w.c. heated towel rail, tiled walls and upvc double glazed obscured window to the rear.

## First Floor Landing

### Master Bedroom

12'7" x 8'11" maximum (3.84 x 2.74 maximum)

Upvc double glazed window to the rear and door to:

### Cloakroom

With Saniflo toilet, extractor fan.

### Bedroom 2

11'8" x 11'3" (3.56 x 3.43)

Upvc double glazed window to the front.

### Outside

To the front of the property is a pedestrian access gate opening to the garden area which is laid to lawn with pathway to the front door.

Block built outbuilding.

### Rear Garden

Enclosed rear garden with lawn and pathway with rear pedestrian gate opening onto Poplar Estate where there is the potential to park a car in the plentiful on street parking.

### Description

The property is situated in a convenient location close to local amenities in Highbridge town centre offering two first floor bedrooms, ground floor shower room, kitchen/diner, lounge and rear porch/utility. The property has

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the benefit of gas central heating and double glazing along with front and rear gardens.

## Directions

Proceed to Highbridge and at the roundabout at the junction of Church Street (A38) take a right turn onto Church Street. Proceed down Church Street where Hope Chapel will be found on the right hand side and to the side of Hope Chapel is a footpath leading to the front of the property which is set in a "tucked away" location. There is also access to the rear of the property from Poplar Estate.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Not on a Water meter
- 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

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





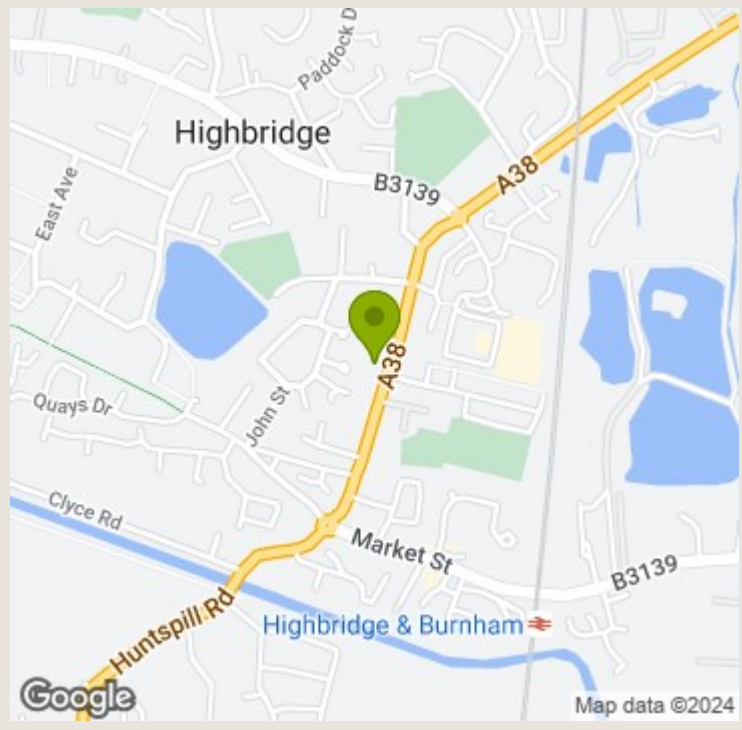
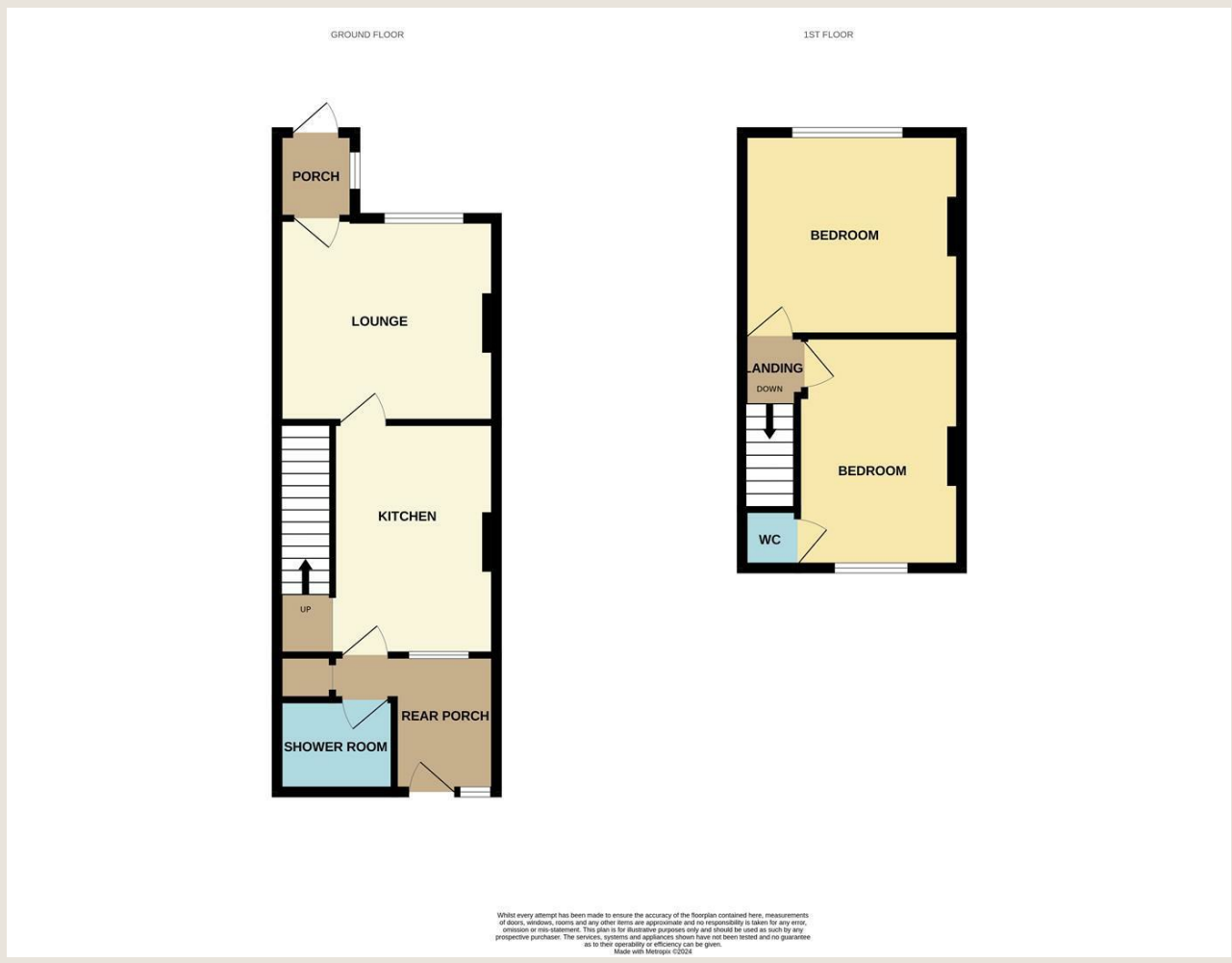












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 793700**

[sales@berrymansproperties.net](mailto: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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