



Highbridge - £139,950 Freehold

Linda Saunders | Estate Agents





## 49 Huntspill Road Highbridge TA9 3DQ

Looking for a renovation project? We are pleased to bring to market this deceptively spacious three bedroom terrace property situated within this popular residential area within walking distance of the town and conveniently located for all local amenities. The property itself briefly comprises; entrance vestibule, inner hallway, three reception rooms, kitchen, and lean-to, to the ground floor, three bedrooms, and family bathroom to the first floor.

The property further benefits from PVCu double glazing where specified and gas central heating. The rear garden is fully enclosed and enjoys open views across farmland. An early inspection is highly recommended as properties requiring renovation are few and far between.

**ACCOMMODATION** (All sizes are approximate)

Hardwood door into: -

**Entrance Vestibule:** Tiled flooring, wood panelling, fuse box and electric meter, wooden door with stained glass window inset into: -

**Inner Hall:** Stairs to first floor, two understairs cupboards providing useful storage, radiator and laminate flooring.

**Reception Room One:** 12'11" x 13'06" maximum measurements into recess. PVCu double glazed bay window to front aspect, open fireplace with mantle over, double radiator and wood effect flooring.

**Reception Room Two:** 11'0" x 11'0" maximum measurements into recess. PVCu window to rear aspect and opening into the covered area, chimney breast with open fireplace, double radiator and carpet as fitted.

**Kitchen:** 09'06" x 10'02". Glazed window and door to side aspect and opening into the useful covered area, fitted with a range of wall, draw and base units, stainless steel sink and drainer with mixer tap over, roll edge work surfaces, space for free standing cooker and upright fridge/freezer, space and plumbing for washing machine, radiator, and vinyl flooring.

**Glazed Lean-to:** 21'04" x 06'01". Providing a useful area for a multitude of

purposes. It could be subdivided to provide a downstairs bathroom and utility area.

**Reception Room Three:** 13'05" x 09'02". PVCu patio door to rear aspect, radiator, and wood effect flooring. This room would be ideal to relocate the kitchen into leaving the current kitchen as a dining space.

**First Floor Landing:** Split level with a half-landing and doors to all rooms.

**Family Bathroom:** Obscure PVCu double glazed window to rear aspect, fitted three piece suite comprising; panelled bath with tiled splash backs and electric shower over, low level WC, pedestal wash hand basin, radiator, tiled splashbacks and vinyl flooring.

**Master Bedroom:** 10'09" x 16'09". PVCu double glazed window to front aspect, radiator and carpet as fitted.

**Bedroom 2:** 11'0" x 11'0". PVCu double glazed window to rear aspect, radiator and carpet as fitted.

**Bedroom 3:** 07'03" x 05'05". Window to rear aspect, wall mounted Ideal combination boiler, and carpet as fitted. By moving the bathroom downstairs this room could be reverted to a double sized room.

## OUTSIDE

The above average length rear garden overlooks farmland and affords an opportunity to create a great outdoor space.

**EPC Rating** = E 54

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



These particulars have been prepared for prospective purchasers only. They are not part of an offer or contract. While some descriptions are inevitably subjective, and information is given in good faith, they should not be relied upon as a statement or representation of fact.

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**FREE Market Appraisal**  
If you are thinking of moving and could benefit from an up to date market appraisal on your own property, call us today.

**VIEWING**  
Strictly by appointment through our office in Bridgwater.

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.

**In the event that you make an offer that is accepted by the vendor under the new Anti Money Laundering Regulations we are legally obliged to confirm your identity and residency status. Your full co-operation in this regard would be much appreciated.**

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