

12 Herdwick Crescent, Highbridge, Somerset, TA9 3TP

Asking Price: £284,950

westcoast PROPERTIES

- Three Bedrooms
- Semi-Detached House
- 2 Allocated Parking Spaces
- Ensuite
- Rear Garden
- Cul-de-Sac





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Property Information:
THREE BEDROOM SEMI-DETACHED HOUSEALLOCATED PARKING FOR 2 VEHICLES***

This is a well-presented three-bedroom semi-detached home offering spacious and practical accommodation, making it an ideal purchase for first-time buyers, growing families, or investors alike.

The ground floor comprises of an entrance hall, bright and comfortable lounge, downstairs WC, storage cupboard and a kitchen/diner spanning the width of the property, providing an excellent space for both everyday living and entertaining.

To the first floor are three bedrooms, including a principal bedroom benefiting from its own en-suite shower room, alongside a family bathroom serving the remaining bedrooms.

Externally, the property enjoys an enclosed rear garden that has been thoughtfully arranged by the current owners. Immediately outside the kitchen/diner is a low-maintenance patio and stone area, perfect for outdoor dining. A couple of steps lead down to a separate lawned garden with planted borders, creating a distinct space for children to play or gardeners to enjoy. The two sections of the garden have been divided by fencing, offering flexibility for families and pet owners. To the side of the property there are two allocated parking spaces. EPC Rating B.

Material Information:
Tenure - Freehold

Council Tax Band - B
Annual Charge £1,999.07 (2026/27)

Flood Risk Assessment:
https://check-long-term-flood-risk.service.gov.uk/postcode



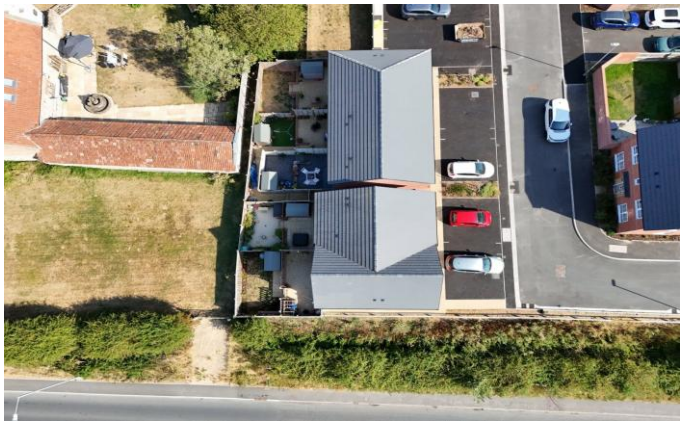










VIEWING ARRANGEMENTS:

By appointment with Westcoast Properties

Tel. No: 01278 784884

E-mail: infoburnham@westcoastproperties.uk.com

websites including www.westcoastproperties.uk.com, www.onthemarket.com and www.rightmove.co.uk

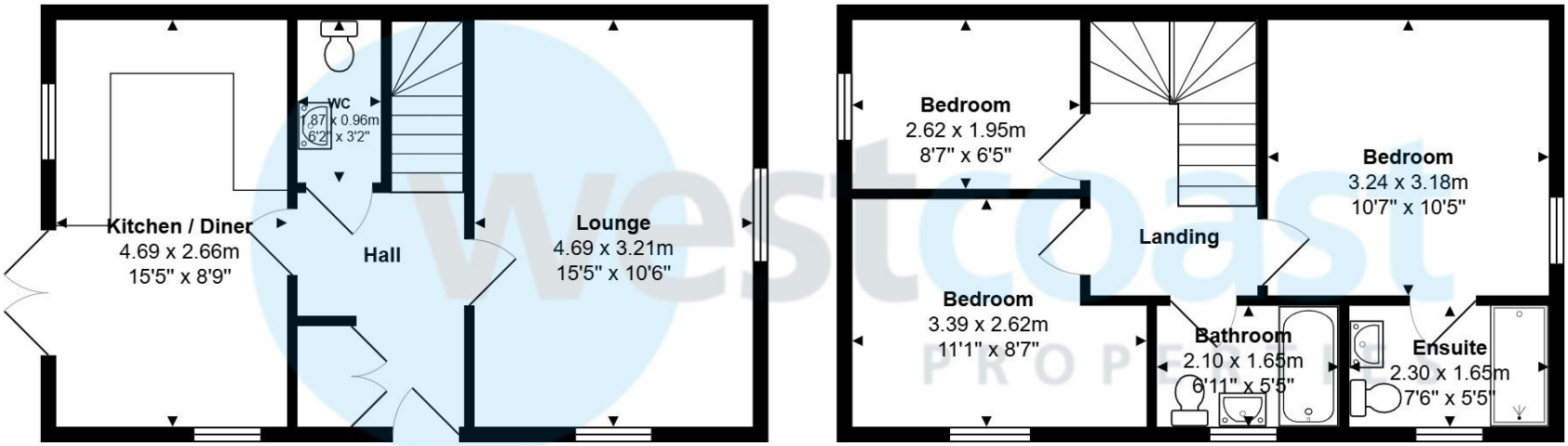
PLEASE GIVE US AS MUCH NOTICE AS POSSIBLE FOR WEEKEND VIEWINGS TO AVOID DISAPPOINTMENT.

PLEASE NOTE:

1. The photographs may have been taken using a wide angle lens. 2. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you. 3. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. 4. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. 5. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property. 6. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer. 7. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or to fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mention within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



total area: 79.0 m² ... 850 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Weston-super-Mare

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