





2 1 1 EPC B

£249,500 Freehold

13 Texel Close,
Highbridge,
TA9 3TD

COOPER AND TANNER


HELLO
MTV
WELCOME
TO MY
CRIB



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Description

This immaculately presented, semi-detached home built by Bloor Homes in 2024, close to a wealth of local amenities and excellent commuter links, is offered with no onward chain, a south-facing garden and two allocated parking spaces.

The light and spacious living room is a welcoming space, complete with a striking feature wall and under-stairs storage. The spacious kitchen-diner features a utility area and is fitted with a range of modern wall and base units and integrated appliances, and provides ample space for a dining table. French doors lead out to a sun terrace with plenty of room for outside dining. The downstairs accommodation is complimented by a handy cloakroom.

Upstairs, there are two generous double bedrooms each decorated in a fresh, neutral palette and benefitting from fitted wardrobes. The bedrooms are served by a sleek, contemporary bathroom with towel rail and walk-in shower.

Outside

The south-facing garden features a paved sun terrace and is mainly laid to lawn with a feature raised bed at the far end. Tucked neatly out of sight is a handy storage area for bins and a garden shed. The pretty frontage is edged with flower beds and shrubs and overlooks a tree-lined green space. Adjacent to the property is parking for two vehicles with further on-street parking available at the front of the property.

Location

Highbridge offers a range of local amenities, excellent transport links and easy access to the coast and surrounding countryside. Highbridge railway station offers excellent rail links and there is easy access to the M5, J22.

Directions

From Cooper and Tanner's office head up Church St and onto the B3139 for approximately 7.5 miles until you reach Highbridge. Take the second exit at the roundabout which will take you into Highbridge centre, at the end of the road at the roundabout, take the first exit onto Huntspill Rd / A38. At the next roundabout, continue straight onto Charmoise Rd then take the first left onto Texel Road. The property is tucked away at the back of the development.

Local Information Highbridge

Local Council: Somerset

Council Tax Band: B

Heating: Gas Central Heating

Services: Mains gas, electricity and water

Tenure: Freehold

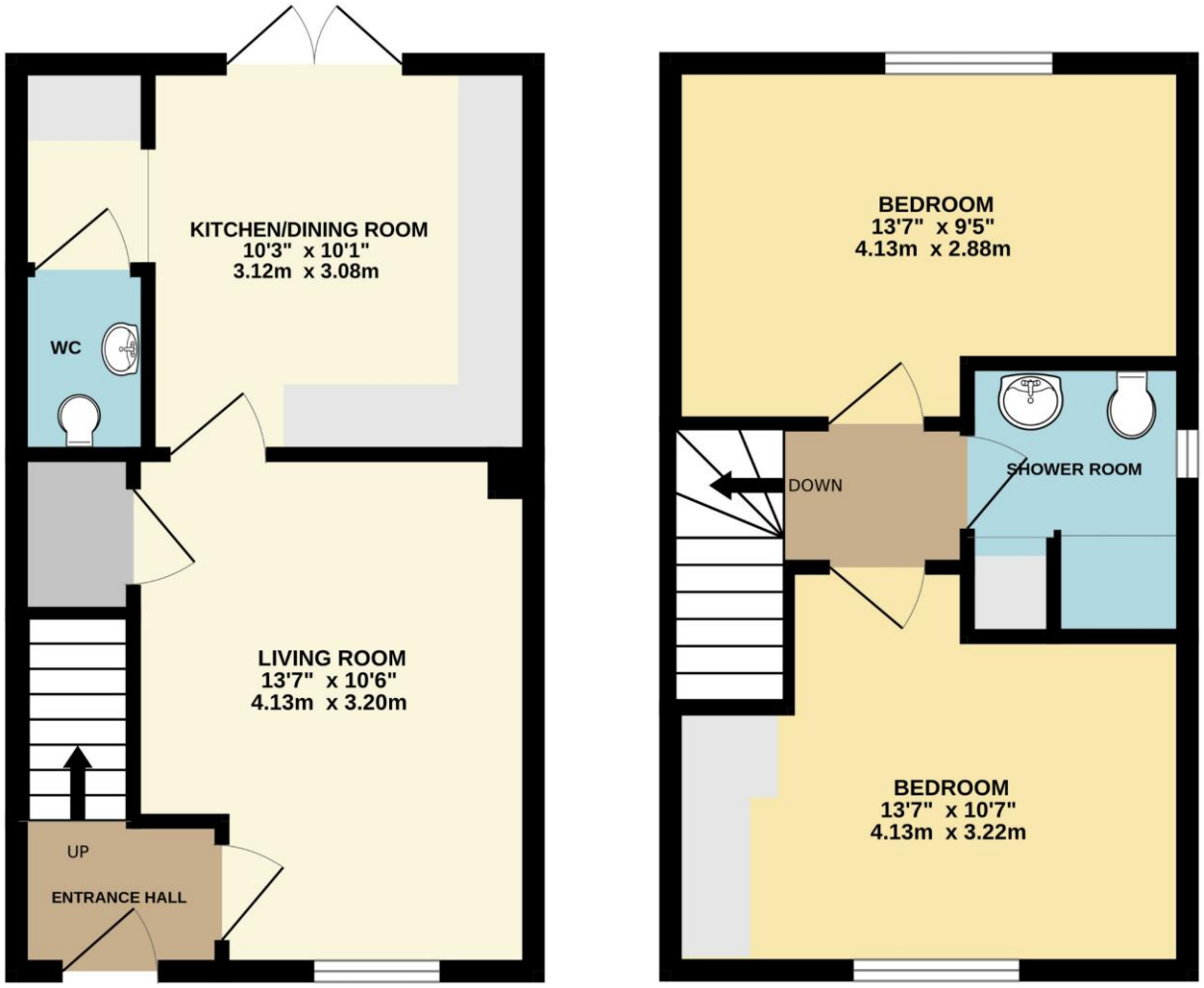
Motorway Links
- M5
- J22

Train Links
- Highbridge

Nearest Schools
- Churchfield School
- King Alfreds Academy

GROUND FLOOR
321 sq.ft. (29.9 sq.m.) approx.

1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.8 sq.m.) approx.

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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COOPER AND TANNER

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