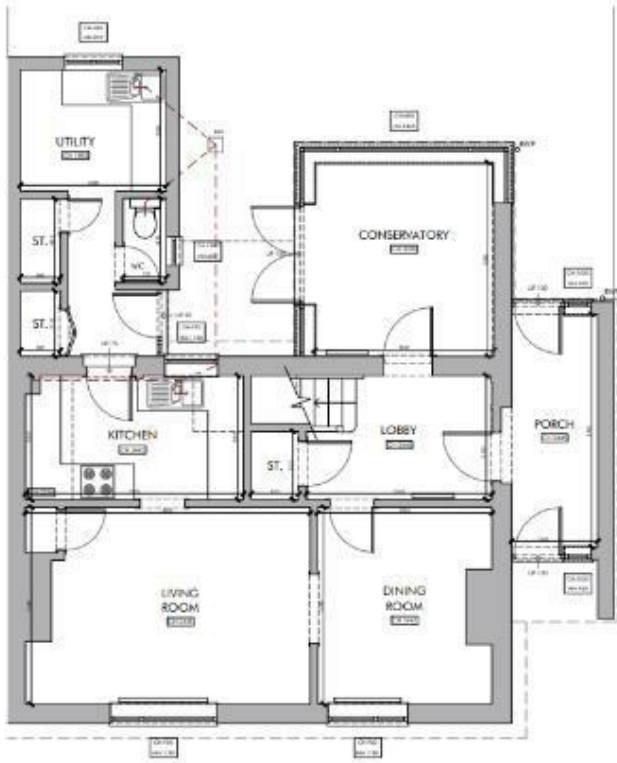




3 Orchard Close, Highbridge, TA9 4JL

£279,000

*** DECEPTIVELY SPACIOUS, EXTENDED, SEMI-DETACHED FAMILY HOME *** PLANNING PERMISSION FOR A VERY LARGE EXTENSION *** ENTRANCE HALL AND ENTRANCE PORCH LEADING TO THE FRONT AND REAR GARDEN *** LIVING ROOM *** PLAY ROOM *** KITCHEN *** REAR HALLWAY WITH STORAGE *** UTILITY ROOM *** CLOAKROOM *** THREE DOUBLE BEDROOMS *** FAMILY BATHROOM *** OFF STREET PARKING FOR 3 VEHICLES *** ADDITIONAL ON STREET PARKING *** GENEROUS REAR GARDEN WITH TWO TIMBER OUTBUILDINGS (WITH POWER) *** HOT TUB / ENTERTAINING SHELTER *** COMMUNAL GREEN / GARDENS WITH KIDS PLAY AREA *** EPC D *** COUNCIL TAX BAND B *** FREEHOLD ***



GROUND FLOOR PLAN | AS EXISTING



FIRST FLOOR PLAN | AS EXISTING

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	