



23 Queensway Close, Mark, Highbridge, TA9 4PH

£425,000 - Freehold

Stylish & Immaculate Detached Bungalow | Garage/Storage & Parking For Multiple Vehicles | Useful Side Entrance With Storage & Access To Rear Garden | Large Kitchen/Dining/Living Space | Gorgeous Bathroom With Free Standing Bath & Shower Enclosure | Multi-Functional Second Bedroom, Now With Bi-Fold Doors | Master Bedroom With En Suite | Garage With Power, Light and Plumbing | Private East Facing Garden With Church Views | Council Tax Band: C & EPC Rating: E





Approximate total area⁽¹⁾
95.71 m²
1030.19 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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THE PROPERTY

Situated in a quiet position and in the highly desirable village of Mark, this three bedroom detached bungalow has been improved over recent years.

Beautifully presented and stylish throughout, the property has good space and plenty of versatility. Bedroom Two now has bi-fold doors into the garden, making it a bedroom or second reception room where you can enjoy the morning sun, and there is also a side entrance, with access straight through to the private rear garden having numerous fitted units for storage.

In addition to this storage, the garage was made smaller to help form an en suite for the main bedroom and is now a further storage space with power, light and plumbing. The garage also plays host to the gas boiler.

The open plan kitchen/dining/living space is of course the main attraction here, with a great sociable area for any new occupier. There is adequate room for a dining table and also an island unit with breakfast bar space.

Finally there is a stylish bathroom with free standing bath and separate shower enclosure. It's nicely tiled and well ventilated with a window opening and extractor fan.

Outside there is ample parking for three/four cars and a front lawn that could be used/adapted for additional parking, if required.

To the rear is a low maintenance garden with large patio area, an outside tap, power sockets, access to the garage/storage room and a side gate to the front.

This is a beautiful property with space and versatility in abundance. There is a private rear garden with church views and ample parking.

Viewings come highly recommended.

Energy performance certificate (EPC)

23, Queensway Close Mark HIGHBRIDGE TA9 4PH	Energy rating E	Valid until: 29 May 2039 Certificate number: 8250-7325-5480-9960-4272
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Property type: Detached bungalow
Total floor area: 79 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

IMPORTANT

Lees & Waters, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise. VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

If the property is leasehold full details and terms of the lease should be sought via your legal representative.

Please also note that some or all of the photographs used to market this property may have been taken with a wide angle lens, solely for the purpose of showing the property to its best advantage.

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.