



GIBBINS RICHARDS 

54 Church Road, West Huntspill, Nr. Highbridge TA9 3RP

£365,000

GIBBINS RICHARDS 
Making home moves happen

A stunning and extended four bedroom semi-detached house located within West Huntspill. The property benefits from multiple off road parking to the front, ground floor bedroom with en-suite shower room, well proportioned private and fully enclosed rear garden with outbuilding/workshop and stunning kitchen/dining/family room. The accommodation comprises in brief; entrance porch, entrance hall, sitting room, dining area, kitchen/family room, separate utility room and WC, ground floor bedroom with en-suite shower room. To the first floor are three bedrooms and re-fitted shower room.

Tenure: Freehold / Energy Rating: D / Council Tax Band: C

The property lies approximately 6.9 miles from Bridgwater town centre and 3 miles from Burnham-On-Sea, High Street. Bridgwater and Burnham On Sea both offer an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway together with a mainline intercity railway station.

NO ONWARD CHAIN
IMMACULATELY PRESENTED THROUGHOUT
GROUND FLOOR BEDROOM WITH EN-SUITE SHOWER ROOM
MULTIPLE OFF ROAD PARKING TO THE FRONT
FULLY ENCLOSED PRIVATE REAR GARDEN WITH WORKSHOP
LPG HEATING
EXTENDED SEMI-DETACHED HOUSE
EASY ACCESS TO THE M5 MOTORWAY





GIBBINS RICHARDS ▲

Entrance Porch	6' 3" x 3' 7" (1.9m x 1.1m) Storage cupboard.
Entrance Hallway	Stairs to first floor with understairs storage cupboard. Leading to sitting room and kitchen/diner.
Sitting Room	12' 6" x 11' 6" (3.8m x 3.5m) Front aspect bay window. Feature fireplace.
Kitchen/Family Room	Dining Area - 11' 2" x 10' 6" (3.4m x 3.2m) opening to utility. Kitchen/Family Area - 18' 1" x 13' 9" (5.5m x 4.2m) Sliding patio doors to rear garden. Velux window. Integrated gas hob with electric oven. Space and plumbing for dishwasher.
Utility	8' 10" x 7' 7" (2.7m x 2.3m) Door to lean-to. Space and plumbing for washing machine.
Cloakroom	WC.
Lobby	8' 2" x 4' 7" (2.5m x 1.4m) Sliding doors to rear garden. Door to;
Bedroom	15' 9" x 8' 10" (4.8m x 2.7m) Front aspect window and door to front.
En-Suite Shower Room	6' 11" x 2' 11" (2.1m x 0.9m) WC, wash hand basin and walk-in shower. Heated towel rail.
First Floor Landing	Doors to three bedrooms and shower room. Side aspect window. Hatch to loft.
Bedroom 1	11' 6" x 9' 2" (3.5m x 2.8m) Front aspect bay window. Built-in wardrobes.
Bedroom 2	11' 2" x 11' 2" (3.4m x 3.4m) Rear aspect window. Sink.
Bedroom 3	7' 7" x 7' 3" (2.3m x 2.2m) Front aspect window.
Shower Room	7' 10" x 7' 3" (2.4m x 2.2m) Rear and side aspect obscure windows. Re-fitted in a modern white suite comprising; 'his n hers' wash hand basins, low level WC, walk-in shower. Heated towel rail.
Outside	Off road parking to the front for multiple vehicles. Private and fully enclosed rear garden. Outbuilding/Workshop to the rear of the garden.



GIBBINS RICHARDS ▲



GIBBINS RICHARDS ▲



GIBBINS RICHARDS ▲



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.
Made with Metrepro ©2024



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or 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 mentioned 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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction. We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.