



9 New Road, East Huntspill, Nr. Highbridge TA9 3PT

£260,000

GIBBINS RICHARDS 
Making home moves happen

A well proportioned three bedroom semi-detached house with ample off road parking, large rear garden, single garage and summerhouse with modern open plan kitchen/diner. The accommodation comprises in brief; entrance hallway, sitting room, kitchen/diner, three first floor bedrooms (master with en-suite shower room) and family bathroom. The property is warmed by oil central heating, fully double glazed and is located within the village of East Huntspill.

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

The property lies approximately 7.4 miles from Bridgwater town centre and 5 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.

OIL CENTRAL HEATING
FULLY DOUBLE GLAZED
MULTIPLE OFF ROAD PARKING / GARAGE
LARGE REAR GARDEN
VILLAGE LOCATION
SEMI-DETACHED HOUSE
OPEN PLAN KITCHEN/DINER





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|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Entrance Hallway | Side aspect window. Stairs to first floor. Leading to sitting room and kitchen/diner. |
| Sitting Room | 11' 10" x 10' 10" (3.6m x 3.3m) Front aspect bay window. Log burner. |
| Kitchen/Diner | 18' 4" x 12' 2" (5.6m x 3.7m) Sliding patio doors to rear garden and side aspect door. Rear aspect window. Space and plumbing for washing machine. Double electric oven. |
| First Floor Landing | Doors to three bedrooms and bathroom. |
| Bedroom 1 | 12' 6" x 11' 10" (3.8m x 3.6m) (max) Rear aspect window. |
| En-Suite Shower Room | 7' 3" x 2' 11" (2.2m x 0.9m) WC, wash hand basin and walk-in shower. Heated towel rail. |
| Bedroom 2 | 10' 10" x 10' 10" (3.3m x 3.3m) Front aspect window. |
| Bedroom 3 | 8' 10" x 7' 3" (2.7m x 2.2m) Front aspect window. |
| Bathroom | 6' 3" x 5' 3" (1.9m x 1.6m) Rear aspect obscure window. WC, wash hand basin and bath with overhead shower. Heated towel rail. |
| Outside | To the front there is off road parking for multiple vehicles. SINGLE GARAGE. Fully enclosed large rear garden. |
| Garage | 20' 0" x 9' 10" (6.1m x 3.m) Power and lighting. Up and over garage door. |
| Summerhouse | 15' 5" x 7' 3" (4.7m x 2.2m) Power. |



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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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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.



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