

9 New Road, East Huntspill, Nr. Highbridge TA9 3PT £260,000

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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











Entrance Hallway Side aspect window. Stairs to first floor.

Sitting Room

First Floor Landing

Bedroom 1

Leading to sitting room and kitchen/diner. 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. Doors to three bedrooms and bathroom. 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

ail.

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.







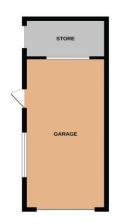




1ST FLOOR



OUTBUILDINGS





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements virinist every attempt not some manuscript of the contractive of the contractive of the contractive of the contractive 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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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.