



GIBBINS RICHARDS 
Making home moves happen

1 Withy Road, East Huntspill, Nr. Highbridge TA9 3NS
£259,950

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A delightful three bedroom extended semi-detached house located in the popular village of East Huntspill with ample front, side and rear gardens as well as off road parking for multiple vehicles. The property is warmed by oil fired central heating and majority UPVC double glazed. The accommodation in brief comprises; entrance porch, entrance hall, sitting room, kitchen, extended family/dining room, side porch leading to cloakroom, three first floor bedrooms and family bathroom.

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

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.

POPULAR VILLAGE LOCATION
EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE
AMPLE OFF ROAD PARKING
OIL CENTRAL HEATING
MAINS DRAINAGE
FRONT, SIDE & REAR GARDENS





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Entrance Porch	Leading to;
Entrance Hall	Stairs to first floor with understairs storage cupboard.
Sitting Room	13' 9" x 11' 10" (4.2m x 3.6m) Front aspect bay window. Feature fireplace.
Kitchen	17' 9" x 6' 11" (5.4m x 2.1m) Space and plumbing for washing machine. Integrated electric oven and hob.
Side Porch	7' 3" x 4' 7" (2.2m x 1.4m) Doors to garden and WC.
WC	Low level WC and wash hand basin.
Family/Dining Room	15' 5" x 11' 10" (4.7m x 3.6m) Rear and side aspect windows, French doors to garden.
First Floor Landing	Side aspect window. Doors to three bedrooms and family bathroom.
Bedroom 1	11' 6" x 7' 10" (3.5m x 2.4m) Rear aspect window. Built-in wardrobe.
Bedroom 2	9' 2" x 8' 6" (2.8m x 2.6m) Rear aspect window.
Bedroom 3	9' 6" x 9' 2" (2.9m x 2.8m) Front aspect window. Built-in wardrobes.
Family Bathroom	5' 3" x 4' 7" (1.6m x 1.4m) Side aspect obscure window. Low level WC, wash hand basin and bath with overhead electric shower.
Outside	The rear garden is fully enclosed and laid to patio and lawn. Storage shed and summer house.



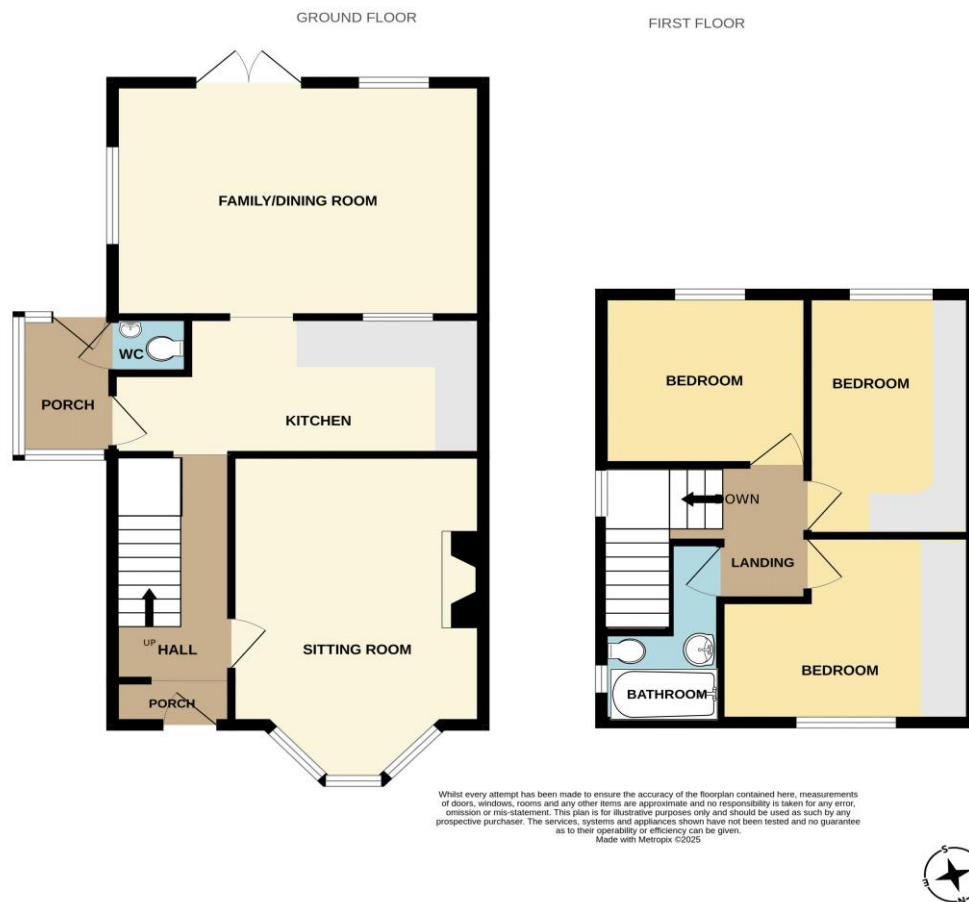
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.
References 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 £40 + VAT (£48) **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.

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