



45 Main Road & Annexe Main Road

West Huntspill, TA9 3QZ

Price £475,000



PROPERTY DESCRIPTION

Attractive four bedroom older style house together with one/two bedroom annexe situated in a sought after village location offering great versatility that must be seen to be fully appreciated.

Main House: Entrance hall* cloakroom* lounge/sitting room* kitchen/dining/family room* four first floor bedrooms* bathroom* shower room.

Annexe: Kitchen/breakfast room* lounge/dining room* two bedrooms* shower room.

Gardens to the front and rear and ample parking.

Local Authority

Sedgemoor Council Tax Band: D

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Main House

Accommodation (Measurements and Directions are app

Upvc double glazed door to the:

Entrance Hall

Stairs rising to the first floor.

Cloakroom

Comprising close coupled w.c. wash hand basin and extractor fan.

Lounge/Sitting Room

32'11" x 12'4" maximum (10.04m x 3.78m maximum)

Feature exposed brick chimney breast with wood burner, television point, upvc double glazed window to the front, upvc double glazed window to the rear. Two upvc double glazed French doors opening to the rear garden.

Kitchen/Dining/Family Room

24'11" x 21'7" maximum (7.60m x 6.58m maximum)

Fitted with an extensive range of quality cream fronted wall units with contrasting Granite worktops with one and a half bowl drainer sink unit, space for range cooker, space for American style fridge, built in bench seat with cupboards below, large central island with breakfast bar with part wood block and part Granite worktops with useful cupboards below, upvc double glazed window to the front, two upvc double glazed French doors opening to the rear garden. Upvc double glazed window to the rear.

First Floor Landing

Airing cupboard, linen cupboard.

Bedroom 1

19'10" x 10'9" maximum (6.06m x 3.29m maximum)

Built in wardrobes and upvc double glazed window to the front. Upvc double glazed window to the rear with aspect over agricultural land. Loft access.

Bedroom 2

13'5" x 8'11" (4.09m x 2.73m)

Recessed spotlights, upvc double glazed window to the rear with aspect over agricultural land.

Bedroom 3

12'7" x 10'6" (3.86m x 3.21m)

Built in storage cupboard and upvc double glazed window to the front.

Bedroom 4

12'10" x 9'0" (3.93m x 2.75m)

Upvc double glazed window to the rear, recessed spotlights and upvc double glazed window to the rear with agricultural views.

Bathroom

10'1" x 9'1" (3.09m x 2.78m)

Comprising corner bath and close coupled w.c. with concealed cistern. Corner shower cubicle, heated towel rail, tiled floor and upvc double glazed obscured window to the front.

Shower Room

9'8" x 8'0" plus door recess (2.96m x 2.46m plus door recess)

Comprising corner shower cubicle, wash hand basin and close coupled w.c. Heated towel rail and upvc double glazed obscured window to the front.

The Annexe

Upvc double glazed door to the:

Annexe Entrance Vestibule

Opening to the kitchen.

Annexe Lounge/Diner

18'11" x 11'3" (5.77m x 3.45m)

Picture window to the rear and upvc double glazed French doors opening to the garden. Television point.

PROPERTY DESCRIPTION

Annexe Kitchen/Breakfast Room

11'8" x 7'6" (3.56m x 2.31m)

Fitted with a range of wall and floor units to incorporate single sink drainer unit, plumbing for automatic washing machine, gas cooker point, space for fridge, wall mounted gas boiler supplying domestic hot water and radiators.

Annexe Bedroom 1

11'2" x 9'11" (3.41m x 3.04m)

Upvc double glazed French doors opening to the rear garden. Further upvc double glazed window to the rear both enjoying an aspect over agricultural land.

Annexe Bedroom 2 / Dressing Room/ Nursery

7'8" x 8'10" (2.35m x 2.70m)

L Shaped room with wall length wardrobes and upvc double glazed window to the side.

Annexe Shower Room

2.17m x 1.23m

Comprising corner shower cubicle, close coupled w.c., vanity wash hand basin with cupboards below, extractor fan, heated towel rail and upvc double glazed obscured window.

Outside

To the front of the property is a boundary wall with border containing shrubs, bushes and hedging.

To the side of the property an opening gives access to a large area of parking for numerous vehicles.

To the right hand side of the property is a pedestrian access gate opening to the:

Gardens

With large concrete/patio area, good sized lawn area.

The gardens back onto agricultural land and are an attractive feature of the property making a full inspection essential.

Description

This attractive older style four bedroom detached house is located on the Main Road in a convenient location between the towns of Burnham-on-Sea and Bridgwater offers well proportioned accommodation together with a one/two bedroom detached annexe which has been granted a certificate of lawful use.

The property is set in a good sized plot backing onto agricultural land with off street parking for numerous vehicles and being set in a convenient location. The property is an easy drive to HCP junction 23 Park and Ride. (3.3 mile drive on A38).

Opportunities of this type are rarely available and offers great potential for numerous alternative uses. Be it those with a dependent relative, home and income etc.

Directions

At the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street towards Highbridge. Proceed onto the A38 (Church Street) towards Bridgwater into the village of West Huntspill and the property will be found on the left hand side.

Material Information

- Mains gas, electric and water at the property.
- Telephone and Broadband connected.

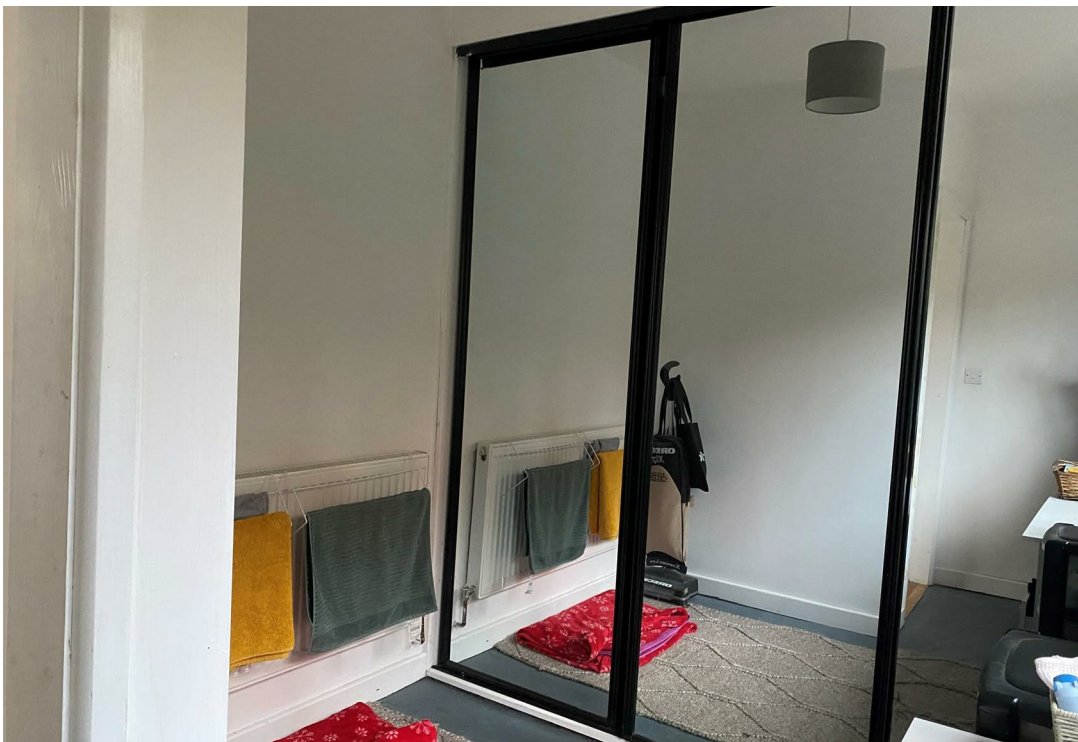
Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>









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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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sales@berrymansproperties.net

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