



1 Alstone Gardens
West Huntspill, TA9 3DP
Price £339,950



PROPERTY DESCRIPTION

A substantially upgraded and improved detached bungalow set in a prime corner plot in a sought after cul-de-sac location. Must be seen to be fully appreciated.

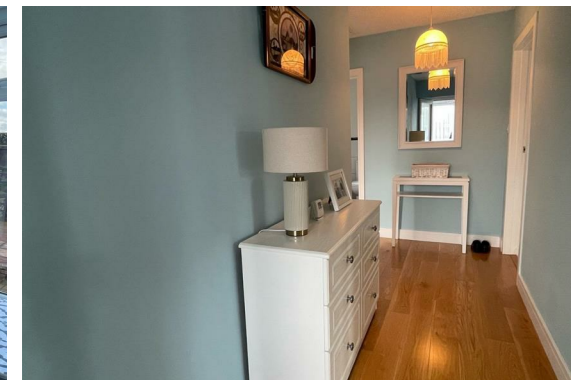
Entrance porch* entrance hall* lounge with large conservatory/dining room off* beautifully appointed kitchen/breakfast room* two double bedrooms* upgraded shower room* gas central heating* upvc double glazed windows* externally accessed utility/store* gated off street parking* beautifully maintained corner gardens* immaculately presented* rare opportunity.

Local Authority

Somerset Council Council Tax Band: C

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	64		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Accommodation (Measurements are approximate)

Upvc double glazed door to the:

Entrance Porch

Upvc double glazed window, feature Oak flooring and further upvc double glazed door with matching side panel to the:

Entrance Hall

Feature Oak flooring, access to roof space.

Lounge

14'0" x 13'6" (4.27m x 4.14)

Fire fireplace with gas fire, double glazed window to the front and upvc double glazed French doors opening to the:

Conservatory/Dining Room

17'5" x 8'0" (5.32 x 2.44)

Part brick and part upvc double glazed construction with feature Oak flooring and upvc double glazed French doors opening to the garden.

Kitchen/Breakfast Room

14'0" x 9'2" (4.28 x 2.80)

Fitted with an extensive range of wall and floor units to incorporate single enamel sink, space for gas cooker, plumbing for washing machine, cupboard housing the gas combination boiler, upvc double glazed window to the rear and upvc double glazed door to outside.

Bedroom 1

12'0" x 10'11" (3.68 x 3.33)

Upvc double glazed window to the front.

Bedroom 2

9'11" x 8'9" (3.03 x 2.68)

Upvc double glazed window to the rear.

Shower Room

Corner shower cubicle, close coupled w.c., pedestal wash hand basin, heated towel rail, low maintenance walling, upvc double glazed obscured window to the rear.

Outside

To the front of the property is a boundary wall with five bar gate and five bar pedestrian gate opening to an area of off street parking which in turn leads to the:

Utility Room/Store

17'8" x 8'6" (5.40 x 2.61)

Upvc double glazed doors to the front and rear and upvc double glazed window to the front. Light and power.

Gardens

To the rear of the property there is an area of garden laid for ease of maintenance with rose borders and good sized garden shed.

To the side of the property is an area of garden laid to lawn with borders

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containing numerous shrubs and bushes.

Attractive summerhouse. Outside light and tap.

The gardens are a particular feature of this attractive property making a full inspection essential.

Description

This attractive detached bungalow has been substantially upgraded and improved by the present vendors to offer well planned, well appointed living accommodation that briefly comprises a good sized entrance porch to the entrance hall, lounge with large conservatory/dining room off. There is a well appointed kitchen/breakfast room, two double bedrooms and shower room.

The property benefits from gas central heating, upvc double glazed windows and externally accessed utility room/room.

There is gated off street parking and beautifully maintained corner gardens.

The property is offered in excellent order throughout making a full inspection essential.

The property is within a short drive of Highbridge town centre, the M5 junction 22 at Edithmead and the mainline railway link.

Directions

From Burnham-on-Sea proceed through Highbridge to the village of West Huntspill taking a right turn into Alstone Lane. Proceed down Alstone Lane taking the first right into Alstone Gardens. Proceed down Alstone Gardens and the property will be found at the end of the cul-de-sac on the right hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- No Flooding in the last 5 years
- 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:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location









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

01278 793700

sales@berrymansproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:
 Alletsons up to £180 inc. VAT. Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £180 inc VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 Inc VAT

