



Avalon, 17 Alstone Lane

West Hunstpill, TA9 3DR

Price £495,000



PROPERTY DESCRIPTION

Attractive individual detached bungalow set in a large mature plot backing onto agricultural land offering highly flexible living accommodation with huge potential to extend subject to any necessary consents into the roof space or to the side and rear. Must be seen.

Entrance hall* sitting room* conservatory* dining room* kitchen/breakfast room* four bedrooms, two with wash hand basins* family shower room* long sweeping gated driveway leading to the garage and workshop* outside w.c* large mature gardens to the front and rear.

Local Authority

Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Wooden entrance door with obscure glazed circular panel to the:

Entrance Hall

Access via ladder to large loft space which is boarded with upvc double glazed window to the rear. This space offer huge potential for further development within the property should it be required.

Lounge

16'4" x 15'10" (4.98 x 4.83)

Two upvc double glazed windows to the rear and two upvc double glazed French doors opening to the conservatory, fire surround with open hearth and door to the: dining room.

Conservatory

16'0" x 6'0" (4.88 x 1.85)

Upvc double glazed construction with upvc double glazed French doors opening to the rear garden.

Dining Room

11'7" x 10'4" maximum (3.55 x 3.17 maximum)

Upvc double glazed bay window to the rear. Two upvc double glazed windows to the side and gas fire.

Kitchen/Breakfast Room

14'4" x 11'10" (4.39 x 3.61)

Fitted with a range of wall and floor units to incorporate double drainer sink unit, plumbing for automatic washing machine and dishwasher, floor

standing Ideal gas boiler supplying domestic hot water and radiators, two upvc double glazed windows to the side and upvc double glazed door to outside.

Bedroom 1

13'5" x 11'3" (4.09 x 3.45)

Upvc double glazed window to the rear. Range of built in bedroom furniture.

Bedroom 2

13'5" x 11'3" (4.09 x 3.45)

Upvc double glazed window to the front.

Bedroom 3

15'1" x 8'11" (4.62 x 2.72)

Upvc double glazed window to the front.

Bedroom 4

10'0" x 10'0" (3.05 x 3.05)

Upvc double glazed window to the side.

Shower Room

7'1" x 4'11" (2.17 x 1.51)

Comprising large shower enclosure with seat, close coupled w.c. pedestal wash hand basin, heated towel rail, wash hand basin and upvc double glazed obscured window to the front.

PROPERTY DESCRIPTION

Outside

To the front of the property is a large garden area laid to lawn with numerous bushes, shrubs and trees.

To the side of the property is a five bar gate giving access to the long sweeping driveway offering off street parking for numerous vehicles with a turning area.

Garage

16'0" x 9'8" (4.88 x 2.97)

With up and over door. Located to the rear of the garage is a store and outside WC.

Workshop

14'7" x 6'7" (4.47 x 2.03)

Large Rear Garden

Large enclosed mature rear garden which is a particular feature of this stunning property with numerous bushes, shrubs, trees etc.

Description

This individual detached bungalow is set well back from the road in a large mature plot that offers great potential for further development should it be required and subject to any necessary consents.

The bungalow offers well proportioned living accommodation which could be extended into the large roof space subject to any necessary consents.

An early application to view is strongly recommended by the vendors selling agents.

Directions

From Burnham-on-Sea proceed through the town of Highbridge into the village of West Huntspill. Turn right into Alstone Lane. Proceed down Alstone Lane where the property will be found on the left hand side.

Material Information

Additional information not previously mentioned

- Mains electric and water
- Water not 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

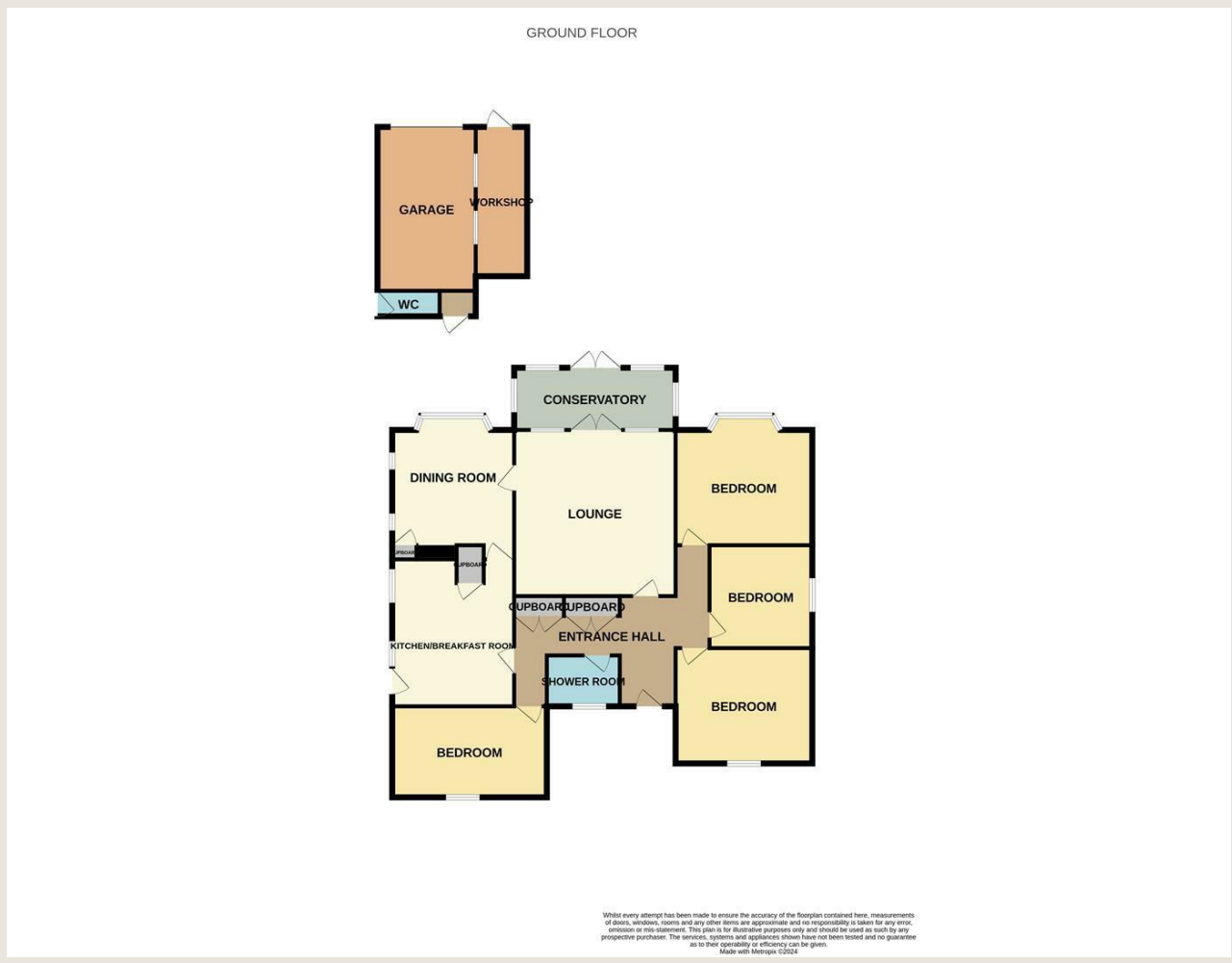
Flood Information:

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

