



Church Road

West Huntspill, TA9 3RY

Price £475,000

 **BERRYMAN'S**

PROPERTY DESCRIPTION

A substantially upgraded and improved four bedroom detached house set in a good sized plot backing onto agricultural land offering beautifully appointed living accommodation that must be seen to be fully appreciated.

Entrance hall* cloakroom* lounge* beautifully appointed kitchen/dining room* utility room* four double bedrooms* newly fitted bathroom* upvc double glazed windows* gas central heating* garage* off street parking for numerous vehicles* good sized enclosed garden to the rear backing onto agricultural land enjoying an aspect towards the village church.

Local Authority

Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		70	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Composite door with obscure double glazed window and matching side panel to the:

Entrance Hall

Stairs rising to the first floor.

Cloakroom

Feature circular wooden window, close coupled w.c. with concealed cistern, vanity wash hand basin with cupboards below.

Lounge

19'7" x 12'0" (5.99 x 3.68)

Upvc double glazed window to the front, upvc double glazed French doors with matching side panels opening to the rear garden.

Kitchen/Breakfast/Dining Room

Kitchen/Breakfast Area

18'3" maximum x 9'4" (5.58 maximum x 2.87)

Fitted with an extensive range of wall and floor units to incorporate one and a half bowl drainer sink unit, range cooker with extractor hood over, integrated fridge/freezer, integrated dishwasher, wood block worktops, central island with breakfast bar with wood block worktop and cupboards below. Large upvc double glazed window enjoying superb aspect to the rear of the garden and agricultural land beyond. Wide opening to the:

Dining Room Area

9'3" x 8'6" (2.84 x 2.60)

Upvc double glazed window to the rear.

Utility Room

9'6" x 7'10" (2.90 x 2.39)

Fitted with a range of wall and floor units with wood block worktops over, plumbing for automatic washing machine, wall mounted gas boiler, upgraded electrical consumer

unit, upvc double glazed window and door to the front. Upvc double glazed window and door to the rear.

First Floor Landing

Access to roof space. Good sized shelved airing cupboard and large window enjoying superb aspect over the rear garden and agricultural land beyond.

Bedroom 1

12'0" x 11'2" (3.68 x 3.41)

Upvc double glazed window to the front.

Bedroom 2

12'0" x 9'6" (3.68 x 2.90)

Upvc double glazed window to the rear.

Bedroom 3

9'4" plus door recess x 9'4" (2.86 plus door recess x 2.85)

Upvc double glazed window to the front.

Bedroom 4

9'0" x 7'7" (2.76 x 2.32)

Upvc double glazed window to the rear.

Family Bathroom

8'4" x 5'0" (2.55 x 1.54)

Fitted with a white suite comprising panelled bath with shower over and screen, pedestal wash hand basin and close coupled w.c. Heated towel rail, tiled walls, upvc double glazed obscured window to the front.

Outside

To the front of the property is a boundary fence opening to a sweeping driveway offering off street parking for numerous vehicles.

PROPERTY DESCRIPTION

The front garden measures approximately 60ft in width by 30ft in depth with lawn area and area laid to decorative stone.

Garage

17'8" x 8'0" (5.40 x 2.45)

Up and over door, light and power. Upvc double glazed obscured window to the rear.

To the right hand side of the property is a wrought iron gate leading to the:

Rear Garden

65 x 60 (19.81m x 18.29m)

Good sized patio areas, large lawn, greenhouse with raised vegetable beds. Outside tap.

The rear garden backs onto agricultural land enjoying an aspect towards the village church.

The plot in which the property sits is a particular feature of the property making a full inspection essential.

Description

This individual detached house has been substantially upgraded and improved to offer well planned, well appointed living accommodation that must be seen to be fully appreciated.

The property briefly comprises entrance hall, re-fitted cloakroom, good sized lounge running from the front to the back affording a good deal of natural light, beautifully appointed kitchen/dining room with utility room off. To the first floor there is a good sized landing, four double bedrooms and re-fitted family bathroom.

The property benefits from upvc double glazed windows, gas central heating, new floor

coverings throughout, garage and off street parking for numerous vehicles.

The property is set in a good sized plot backing onto agricultural land.

Directions

At the junction of Love Land and Oxford Street beside the Esso service station proceed along Oxford Street towards Highbridge crossing the next two roundabouts on the Burnham/Highbridge Road and at the junction with Church Street (A38) take a right and proceed through Highbridge into the village of West Huntspill. Turn right beside the Orchard Inn into Church Road. Proceed down Church Road where the property will be found on the left 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

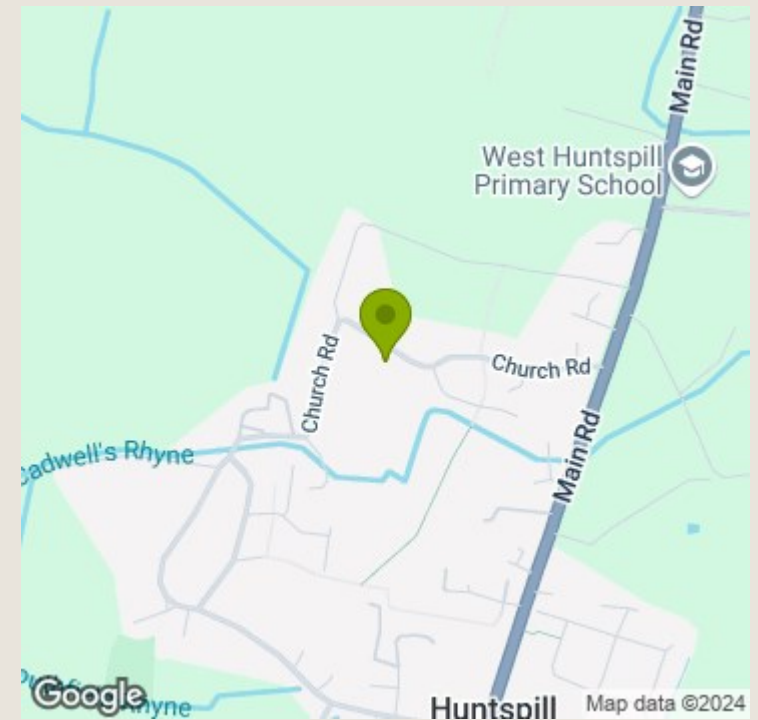








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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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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.
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Alletsons up to £180 inc. VAT, Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

