



22 Main Road

West Huntspill, TA9 3DN

Price £367,500



PROPERTY DESCRIPTION

An attractive older style three bedroom detached house, situated in a convenient location close to local amenities, in good order throughout with a large workshop and gardens to rear. Must be seen.

Entrance porch*entrance hall*lounge*dining room* conservatory with sun room off*kitchen*three bedrooms*gas central heating*double glazed windows*large workshop*good size garden*must be seen.

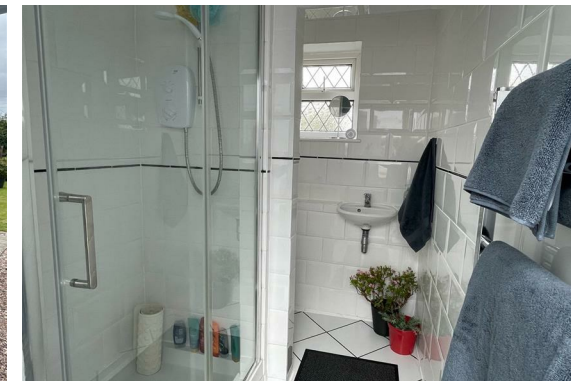
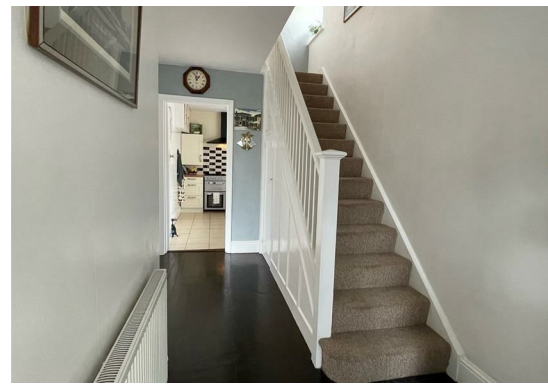
Local Authority

Sedgemoor Council Tax Band: D

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	77
(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)

Upvc double glazed door with matching side panel to the:

Entrance porch

5'11" x 3'2" (1.82 x 0.97)

Upvc double glazed obscured window to side, door to the:

Entrance hall

Stripped wooden floor, under stairs storage cupboard, stairs rising to first floor.

Lounge

14'9" maximum to upvc double glazed window to front x 12'0"
(4.52m maximum to upvc double glazed window to front x 3.67m)
Feature fire surround.

Dining Room

12'11" x 10'5" (3.95 x 3.18)

Feature fire surround, upvc double glazed doors opening to the:

Conservatory

13'1" x 8'5" (4.00 x 2.58)

Tiled floor, upvc double glazed french doors opening to the rear garden, internal door to the:

Shower Room

8'1" x 5'4" (2.48 x 1.64)

Fitted with a modern suite comprising of a good size shower cubicle, close

coupled w.c, wash hand basin, upvc double glazed window to side, tiling to floor and walls.

First floor landing

Upvc double glazed window to side, airing cupboard, loft access.

Bedroom

12'11" x 10'4" (3.96 x 3.16)

Two upvc double glazed windows to front.

Bedroom

12'10" x 9'9" (3.92 x 2.99)

Upvc double glazed window to rear.

Bedroom

9'6" x 7'7" (2.91 x 2.33)

Upvc double glazed window to front.

Family Bathroom

5'8" x 5'7" (1.73 x 1.72)

Comprising of panelled bath, side taps, vanity wash hand basin with cupboards below, close coupled w.c, low maintenance walling, upvc double glazed obscured window to rear.

Outside

To the front of the property is a boundary wall, with a five bar gate and pedestrian access gate giving access to the off street parking for up to four vehicles, borders contain shrubs and bushes. To the right hand side of the property a further five bar gate that gives access to the:

PROPERTY DESCRIPTION

Driveway

Measuring 1.93m in width, leading to the rear of the property where there is a:

Detached workshop

28'7" x 9'8" (8.73 x 2.95)

Wooden construction with two wooden doors opening to front, wooden door to rear, windows to side and rear, light and power.

To the rear of the property is

An attractive enclosed garden area, which has been beautifully landscaped with various seating areas, large lawn, borders containing numerous shrubs and bushes.

The garden is a particular feature of this property. Make a full inspection is essential. outside tap, outside light.

Description

This attractive detached house has been upgraded and improved over the years, to offer well planned living accommodation, within a short distance of Highbridge town centre and railway station. The property briefly comprises entrance porch, good size entrance hall, lounge/potential bedroom four, dining room with a good size conservatory off and shower room, well appointed kitchen. To the first floor landing there is a good size landing, three bedrooms and bathroom. The property benefits from having gas central heating, upvc double glazed windows, gated off street parking for up to four vehicles, large workshop/store and an attractive garden to rear. The property offers excellent order throughout and an early

application to view is highly recommended by the vendors selling agents.

Directions

At the roundabout at the junction of love lane and oxford street beside the Esso service station, straight towards Highbridge, proceed onto the A38 (Church Street) towards Bridgwater, where the property will be found on your right hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water.
- Not water metered.
- Gas central heating.
- Mains drainage.
- 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

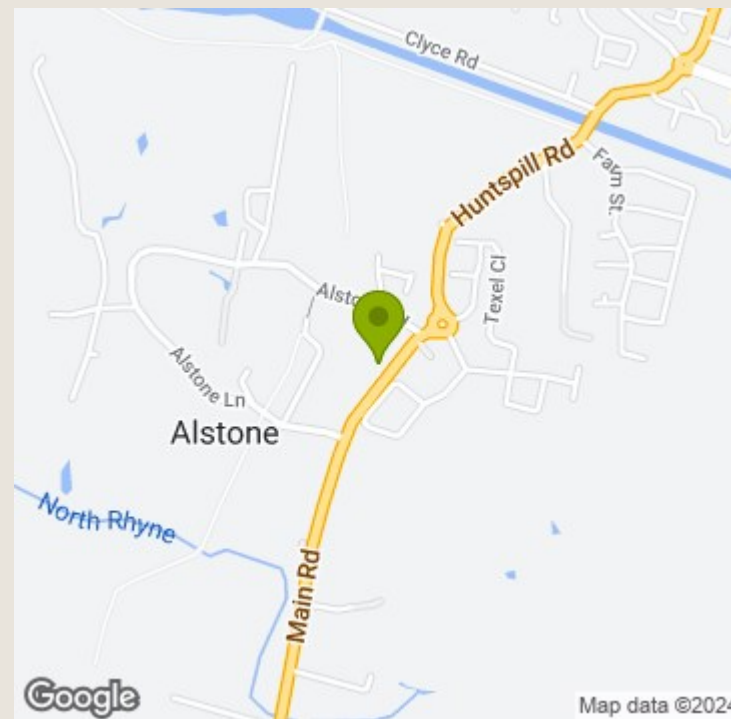
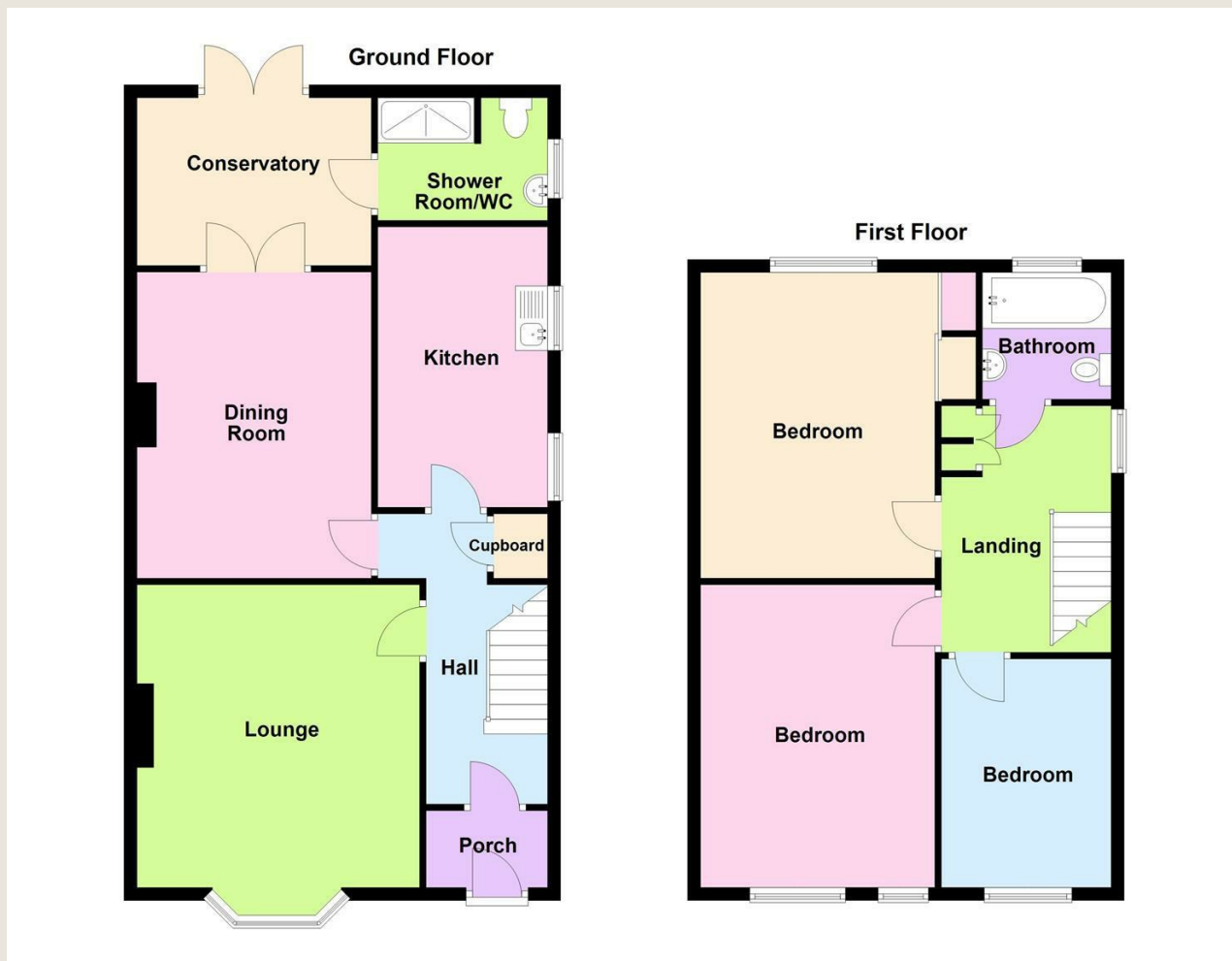
Flood Information:

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

