



108 Ringstone

West Huntspill, TA9 3RG

Price £209,950



# PROPERTY DESCRIPTION

A spacious, two double bedroom, end of terrace house, situated in the popular village of West Huntspill.

Entrance hall\* Lounge\* Separate dining room\* Kitchen\* Conservatory\* Two double bedrooms\* Bathroom with bath and separate shower cubicle\* Gas central heating with recently installed combination gas fired boiler\* Double glazing\* Garage/workshop with roller door\* Parking\* Low maintenance front garden\* Lawned rear garden backing onto fields

## Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(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)

Double glazed entrance door and side panel to:

### Entrance Hall

Understairs storage cupboard, radiator, multi pane door to kitchen and door to:

### Lounge

11'5" maximum x 14'6" (3.50 maximum x 4.44)

Double glazed window overlooking the front, radiator, fireplace with inset electric fire and hearth, built in shelved storage cupboard. Door to:

### Dining Room

11'6" x 7'6" (3.51 x 2.31)

Tiled floor, radiator. Door to:

### Conservatory

11'6" x 6'11" (3.53 x 2.11)

Tiled floor, double glazing to three sides, door to garden

### Kitchen

15'2" x 5'2" (4.64 x 1.59)

Fitted with a range of white-fronted units with tiled worktops over and splashbacks, matching wall mounted cupboards. Single drainer stainless steel sink unit, space for cooker, washing machine and dishwasher, extractor fan, door to conservatory, radiator.

## First Floor Landing

Double glazed window. Large boiler cupboard housing the Ideal combination gas fired boiler.

### Bedroom 1

12'7" x 10'4" (3.84 x 3.17)

Radiator, double glazed window overlooking the rear garden with views across fields.

### Bedroom 2

11'8" x 9'5" (3.56 x 2.89)

Radiator, double glazed window to front.

### Bathroom

9'2" x 6'6" (2.80 x 1.99)

Coloured suite comprising; panelled bath, pedestal wash hand basin, low level w.c. Corner shower cubicle, tiled splashbacks, double glazed window, shelved storage cupboard

### Outside

To the front of the property is a driveway providing parking for two vehicles and a low maintenance gravelled area with surrounding brick wall.

### Garage/Workshop

With roller door, power, light and double glazed door to rear garden.

### Rear Garden

The rear garden is mainly laid to lawn with central path. Timber garden shed and block wall boundary.

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## Agents Note

The vendors inform us that items of furniture may be included (subject to a suitable offer) or negotiated separately.

## Description

This older style, two bedroom end of terrace house is situated within the popular village of West Huntspill so convenient for the town centres of Highbridge, Burnham on Sea and Bridgwater. The location is also ideal for the commuter with both junction 22 at Edithmead and 23 at Dunball being a short drive away. The train station in Highbridge is some two miles away.

The spacious, gas fired centrally heated, double glazed accommodation is presented over two floors and briefly comprises: Entrance hall with understairs storage cupboard, lounge to the front with door to separate dining room, conservatory to the rear and kitchen. To the first floor there are two, generous double bedrooms and family bathroom.

Outside, the property benefits from off street parking and a good-size garage workshop. The gardens to the rear are mainly laid to lawn and back on to fields.

An early inspection to view is recommended.

## Directions

From Burnham-on-Sea proceed towards the town of Highbridge passing

Asda supermarket and into the village of West Huntspill. Take a left turn beside the Crossways Inn and after approximately 200 yards turn left into Ringstone. Proceed across the junction and the property will be found at the end of the road on the left hand side.

## Material Information

Additional information not previously mentioned

- Mains electric, gas 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://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](mailto: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 £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

