



18 Alstone Gardens

West Huntspill, TA9 3DP

Price £350,000



PROPERTY DESCRIPTION

A deceptively sized extended, upgraded and improved three bedroom detached chalet style bungalow situated in a sought after cul-de-sac location. Must be seen to be fully appreciated.

Entrance hall* lounge* dining room/snug* beautifully appointed kitchen/breakfast/dining room* utility room* ground floor bedroom* ground floor bathroom/shower room* two first floor bedrooms and cloakroom* upvc double glazed windows* gas central heating* off street parking* attractive enclosed garden to the rear* excellent decorative order* must be seen.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		71	
(55-68) D			
(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)

Upvc double glazed door to the:

Entrance Hall

Karndean flooring, stairs rising to the first floor and understair storage cupboard. Wide opening to the dining room/snug.

Lounge

13'6" x 13'6" (4.13 x 4.12)

Feature wood burner sat on a flagstone hearth, wall light points, Karndean flooring, television point and upvc double glazed window to the front.

Dining Room/Snug

9'2" x 8'11" (2.81 x 2.74)

Karndean flooring, two upvc double glazed French doors opening to the garden.

Kitchen/Breakfast/Dining Room

19'1" x 12'4" (5.83 x 3.78)

Fitted with an extensive range of floor units to incorporate one and a half bowl drainer sink unit, central island with wood block worktop, breakfast bar, dual fuel range cooker, space for fridge/freezer, plumbing for dishwasher, pantry cupboard with gas boiler supplying domestic hot water and radiators, upvc double glazed door with matching side panels to outside and upvc double glazed window to the rear. Karndean flooring.

Utility Room

6'11" x 4'4" (2.11 x 1.33)

Plumbing for automatic washing machine, space for tumble dryer and upvc double glazed door to outside. Upvc double glazed window to the side.

Ground Floor Bedroom 1

11'8" x 10'9" (3.56 x 3.28)

Karndean flooring, upvc double glazed window to the front.

Bathroom/Shower Room

14'0" maximum x 7'0" (4.28 maximum x 2.15)

Comprising panelled bath with mixer tap and shower attachment, large separate shower cubicle with rain head and hand held shower, close coupled w.c. pedestal wash hand basin and part tiled walls. Heated towel rail and upvc double glazed obscured window to the front.

First Floor Landing

Bedroom 2

13'10" maximum x 11'6" (4.24 maximum x 3.53)

Upvc double glazed window to the rear and double glazed Velux window to the front.

Bedroom 3

13'5" x 12'11" (4.09 x 3.96)

Upvc double glazed window to the rear.

Cloakroom

Comprising close coupled w.c., wash hand basin, double glazed Velux window to the rear and heated towel rail.

Outside

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

PROPERTY DESCRIPTION

To the side of the property is a pedestrian access gate leading to the:

Rear Garden

Enclosed and enjoys a good degree of privacy.

Attached to the rear of the property is a covered seating area with decking measuring approximately 7.59m x 2.94m

The garden is laid partly to lawn with borders containing shrubs, bushes and trees. There is also an area of decorative stone.

The garden is an attractive feature of the property making a full inspection essential.

Description

This attractive detached property has been extended, upgraded and improved over the years to offer well planned, well appointed, highly flexible living accommodation that briefly comprises entrance hall, lounge with wood burner, dining room/snug, beautifully appointed kitchen/breakfast room/dining room, utility room, ground floor double bedroom and bathroom with both bath and shower. To the first floor there is a landing, two double bedrooms and cloakroom.

The property benefits from having gas central heating, upvc double glazed windows, off street parking and an attractive enclosed garden to the rear.

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

Directions

From Burnham-on-Sea proceed through Highbridge into 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 where the property will be found 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

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

Flood Information:

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









Total area: approx. 128.9 sq. metres (1387.7 sq. feet)



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 £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

