



40 Ringstone

West Huntspill, TA9 3RD

Price £234,000





# PROPERTY DESCRIPTION

An exceptional substantially upgraded and improved two bedroom semi detached house set in a good size corner plot offered in immaculate order throughout. Must be seen to be fully appreciated.

Entrance hall\*lounge with feature wood burner\* attractively appointed kitchen/diner\*first floor landing\*two double bedrooms\*luxury bathroom\*gas central heating\*Upvc double glazed windows\*beautifully landscaped corner gardens\*must be seen.

## Local Authority

Sedgemoor Council Tax Band: B

Tenure: Freehold

EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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## Accommodation (Measurements are approximate)

Composite entrance door to Entrance Hall, stairs rising to first floor, feature recess, door to utility cupboard with plumbing for automatic washing machine and space for tumble dryer.

## Lounge

13'6" extending to 16'7" x 11'8" (4.14 extending to 5.08 x 3.58)

Chimney breast, with mantle over with recessed woodburner, two part glazed doors to:

## Kitchen/Diner

17'5" x 7'11" maximum narrowing into 6'4" (5.33 x 2.43 maximum narrowing into 1.95)

Fitted with an attractive range of wall and floor units, incorporating integrated electric oven, halogen hob, extractor fan, integrated fridge/freezer, two upvc double glazed windows to rear, upvc double glazed french doors opening to rear garden.

## First Floor Landing

Upvc double glazed window to side, access to roof space.

## Bedroom

14'4" x 9'1" (4.37 x 2.78 )

Over stairs storage cupboard, upvc double glazed window to front.

## Bedroom

11'1" x 7'10" (3.40 x 2.40 )

Upvc double glazed window to rear.

## Bathroom

8'5" x 8'2" (2.57 x 2.50)

Fitted with a luxury suite, comprising of p-shaped bath with rain head and handheld shower over vanity wash hand basin with cupboards below, further storage over, close coupled w.c with concealed system, extractor fan, upvc double glazed obscured window to rear.

## Outside

To the front of the property is a good size area of garden, enclosed with a gate, opening to a path leading to the front door. To the right hand side of the property is a gate opening to the corner gardens which have been beautifully landscaped with feature seating areas. Borders containing numerous shrubs, bushes and trees. Large workshop/Store.

Outside tap, outside light, outside power. The Gardens are a particular feature of this stunning property and make a full inspection essential.

## Description

This older style semi detached house has been substantially upgraded and improved by the present Vendor, to offer well planned beautifully appointed living accommodation that simply must be seen to be fully appreciated.

The property briefly comprises of: Entrance Hall, Lounge with feature Wood Burner, beautifully appointed Kitchen/Diner, first floor landing, Two Double Bedrooms and luxury Bathroom.

The property benefits from having Upvc double glazed windows, Gas

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central heating, upgraded electrical system and beautifully landscaped corner gardens.

Properties of this quality rarely become available for sale so an early application to view is strongly recommended by the Vendors selling Agents.

### Directions

From Burnham-on-Sea proceed towards the town of Highbridge, passing Asda supermarket and continuing into the village of West Huntspill. Take a left turn by the Crossways public house and in approximately 200 yards, take a left turning into Ringstone. Proceed across the junction to the end of the road where the property will be found in front of you.

### Material Information

Additional information not previously mentioned

- Mains electric, gas and water.
- Water not metered.
- Gas central heating, Wood burner
- 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](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)







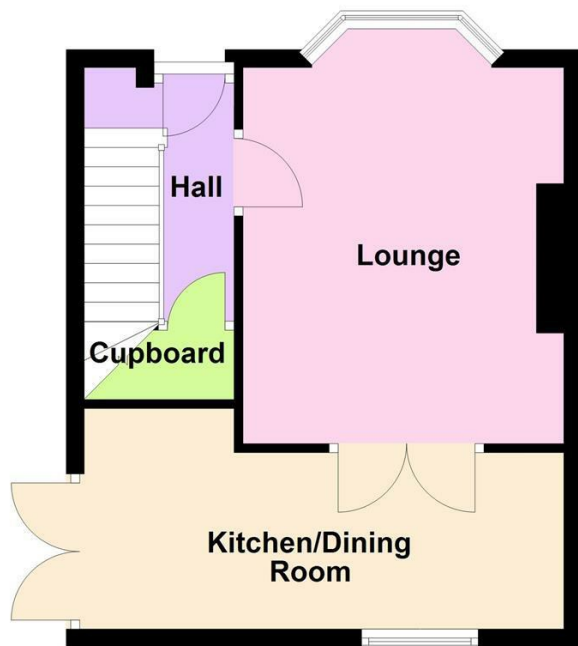




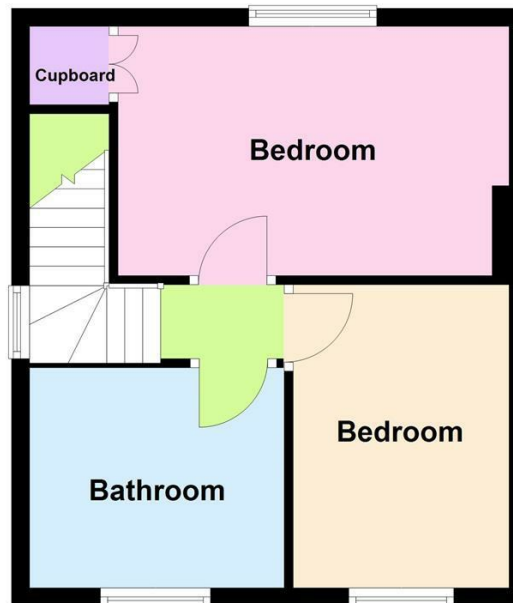




**Ground Floor**



**First Floor**



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. Berryman's 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

