



14a Church Road

East Huntspill, TA9 3PG

Offers Over £440,000



PROPERTY DESCRIPTION

An attractive four bedroom detached house backing onto agricultural land. Offered in excellent order throughout. Must be seen to be fully appreciated.

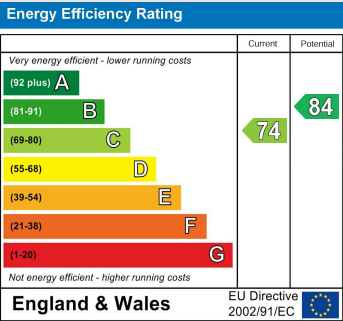
Entrance hall*cloak/shower room*lounge*updated and improved beautifully appointed kitchen/breakfast/dining room*conservatory*four first floor bedrooms*master en-suite shower room*family bathroom*upvc double glazed windows*oil central heating*garage*gated off street parking*enclosed garden to rear with aspect over agricultural land beyond.

Local Authority

Sedgemoor Council Tax Band: D

Tenure: Freehold

EPC Rating: C



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed door to:

Entrance Hall

Staircase rising to first floor, storage cupboard below, light, karndean flooring.

Cloak/Shower Room

6'3" x 5'4" (1.91 x 1.65)

Shower enclosure with shower, close coupled w.c, pedestal wash hand basin, extractor fan, upvc double glazed obscured window to front.

Living Room

16'4" x 13'3" (5.00 x 4.04)

Upvc double glazed window to front, double doors opening to:

Kitchen/Breakfast/Dining Room

Kitchen Area

23'3" x 11'5" (7.11 x 3.48)

Fitted with an extensive range of wall and floor units to incorporate eye level double oven, induction hob with extractor hood over, breakfast bar, integrated dishwasher and washing machine, unit underlighters, integrated fridge, upvc double glazed door to conservatory, upvc double glazed window to rear.

Dining Area

Two upvc double glazed french doors to outside

Conservatory

12'9" x 6'7" (3.89 x 2.03)

Part brick, part upvc double glazed construction, integral door to garage, upvc double glazed sliding door to rear garden.

First Floor Landing

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

Bedroom

11'3" x 11'1" (3.43 x 3.40)

Two upvc double glazed french doors with matching side panels opening to juliette balcony with superb rural aspect to rear.

En-Suite Shower Room

7'8" x 3'8" (2.36 x 1.14)

Tiled shower enclosure, close coupled w.c, pedestal wash hand basin, heated towel rail, extractor fan, upvc double glazed obscured window to side.

Bedroom

12'5" x 10'7" (3.81 x 3.23)

Upvc double glazed window to front.

Bedroom

18'1" x 8'8" (5.53 x 2.66)

Upvc double glazed window to rear with an aspect over agricultural land.

Bedroom

10'4" x 7'4" (3.15 x 2.24)

Two upvc double glazed windows to front.

Bathroom

8'11" x 5'8" (2.74 x 1.73)

Comprising of white suite with panelled bath with mix tap and shower attachment, close coupled w.c, pedestal wash hand basin, extractor fan, shaver point, upvc double glazed obscured window to side.

PROPERTY DESCRIPTION

Outside

To the front of the property there is a boundary wall with two gates opening to a driveway offering off street parking to 2/3 vehicles. Outside light.

Pedestrian gates to either side of the property lead to the rear garden which is enclosed and laid principally to lawn with good size patio area, summerhouse, oil tank.

The garden enjoys a superb aspect over agricultural land to rear.

From the driveway access is gained from the:

Garage

18'2" x 8'11" (5.56 x 2.74)

Up and over door, power and light. To the rear of the garage is a range of units, wall mounted oil boiler supplying domestic hot water and radiators.

Description

This individual detached house is offered in excellent order throughout briefly comprises entrance hall with ground floor cloak/shower room, attractive lounge, beatifully appointed kitchen/breakfast/dining room with conservatory off. To the first floor, there is a landing, four bedrooms the master having an en-suite shower room and has double doors opening to a juliette balcony, enjoying far reaching rural views. The property benefits from having a garage with utility area to rear, gated secure off street parking for 2/3 vehicles. The property is offered in excellent order throughout and an early application to view is strongly recommended by the Vendors selling agents.

Directions

From Burnham-on-Sea proceed to Highbridge taking a right turn onto the A38 (Church Street). Proceed to the next roundabout taking the next left onto

Market Street. Proceed over the railway bridge taking a right turn at the triangle into Bason Bridge. Proceed into East Huntspill following Church Road and the property will be found on the left hand side.

Material Information

Additional information not previously mentioned

- Mains electric, water.
- Water metered or not. Must state.
- Oil 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 £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

