



33 Grove Road

West Huntspill, TA9 3RS

Price £339,950



PROPERTY DESCRIPTION

A well presented, four bedroom, detached, family home. Situated in a cul de sac location in the popular village of West Huntspill and backing onto a field at the rear.

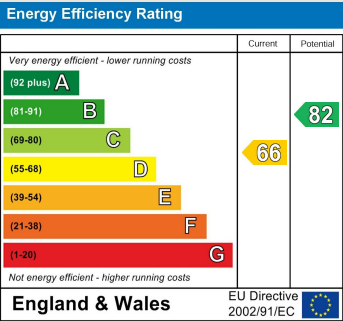
Entrance hall* Cloakroom* Lounge with window overlooking the front* Dining area* Kitchen* Utility room (partitioned from the former garage)* Large conservatory opening to the rear garden* Four first floor bedrooms* Family bathroom* Gas central heating* Double glazing* Open plan garden to the front* Driveway providing parking* Storage with up and over door (part of former garage)* Attractive rear garden* Two large sheds, both with power* Internal inspection recommended*

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Entrance storm canopy with double glazed entrance door to the:

Entrance Hall

Stairs rising to the first floor, radiator.

Cloakroom

3'7" x 3'0" (1.11 x 0.92)

Fitted with a white suite comprising low level w.c. with concealed cistern, vanity wash hand basin with cupboard below, tiled walls, tiled floor and ladder style heated towel rail. Obscure double glazed window.

Lounge

15'2" x 10'0" (4.64 x 3.06)

With double glazed window to the front, radiator, television point, feature fireplace surround and hearth.

Dining Room

8'7" x 8'2" (2.64 x 2.49)

With radiator, telephone point, double glazed sliding patio doors to the conservatory and archway through to the:

Kitchen

9'4" x 8'1" (2.85 x 2.47)

With a range of white fronted base cupboards and drawers with matching wall mounted cupboards and contrasting worktops. Space for dishwasher, space for cooker, space for fridge/freezer, tiled floor, inset one and a quarter bowl sink unit, double glazed window to the conservatory and wall mounted cupboard housing the gas fired boiler. Tiled splashbacks, tiled floor, concealed extractor hood.

Conservatory

18'6" x 9'0" (5.64 x 2.75)

Of double glazed construction to three sides with sliding doors to the rear garden.

Utility Room

10'7" x 7'2" maximum (3.23 x 2.19 maximum)

Created by partitioning the garage. Fitted worktop with space under for washing machine and tumble dryer, wall mounted cupboards, space for fridge/freezer, radiator, tiled walls and floor, door to the:

Store/Former Garage

7'11" x 7'3" (2.43 x 2.22)

With metal up and over door, light and power.

First Floor Landing

Double glazed window and airing cupboard with hot water tank and slatted shelving.

Master Bedroom

12'2" x 9'7" (3.72 x 2.94)

With double glazed window to the front and radiator.

Bedroom 2

10'3" x 8'6" (3.14 x 2.61)

With double glazed window overlooking the rear garden enjoying views over the neighbouring field. Radiator.

Bedroom 3

9'7" x 5'10" (2.93 x 1.79)

With double glazed window overlooking the front. Radiator.

Bedroom 4

7'9" x 7'3" plus door recess (2.38 x 2.22 plus door recess)

Double glazed window overlooking the rear garden and enjoying views across the field to the rear. Radiator.

Family Bathroom

6'5" x 5'2" (1.96 x 1.58)

Comprising panelled P shaped bath with wall mounted shower over and glazed shower screen.

PROPERTY DESCRIPTION

Low level w.c. with concealed cistern and vanity wash hand basin with cupboards below.
Heated ladder style radiator, tiled walls and obscure double glazed window.

Outside

To the front of the property is an area of open plan lawn.
Driveway providing parking.
Pathway to the side leading to the front door.

Rear Garden

Access from gates on either side of the property and comprises two areas of lawn with gravelled borders providing space for pots. Patio area, storage area to the side for bins/bikes etc. Outside power.
Pathway in the centre of the garden gives access to area of decking and two garden sheds.
The right hand shed measures 3.71m x 2.43m with power.
The left hand shed measures 2.88m x 2.54m with power. (The vendors previously used this shed to house a hot tub).
The garden is surrounded on three sides by timber fencing.

Description

This attractive, detached, family house is situated in the popular village of West Huntspill in a cul de sac location. Local amenities include church, public house and village school.
Conveniently situated for the town centres of Burnham on Sea and Bridgwater, the M5 motorway interchanges at junctions 22 and 23 and railway station in nearby Highbridge
The well maintained accommodation is presented over two floors and briefly comprises; entrance hall with cloakroom off, lounge to the front, separate dining area and kitchen with a range of white fronted units. From the dining area, sliding doors give access to the large conservatory which runs across the width of the house with doors to the rear garden. There is also a utility room which is a partition of the former garage and has fitted worktops, cupboards and space for white goods. A door from the utility room leads to the front of the former garage which can be used for storage.
To the first floor there are four bedrooms and a family bathroom with a white suite. The accommodation is enhanced by gas central heating and double glazing.

Externally, there is an open plan area of lawn to the front, driveway to the side providing parking and access to both sides of the property to the rear garden which is mainly laid to lawn with central pathway leading to a decked area with good-size sheds on either side providing storage or perhaps a hot tub.

Directions

From the M5 motorway interchange (junction 22) at Edithmead, take the first exit onto the A38 towards Highbridge. Take the third exit off the mini roundabout and continue over the railway bridge to the next roundabout. Take the second exit onto Church Street and proceed to the next roundabout taking the second exit onto Huntspill Road. Continue along the A38 into the village of West Huntspill and turn right opposite The Crossways Inn into Church Road. Take the second turning right into Silver Street and

second right into Grove Road. Proceed into the cul de sac bearing right where the property can be found on the left hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water 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

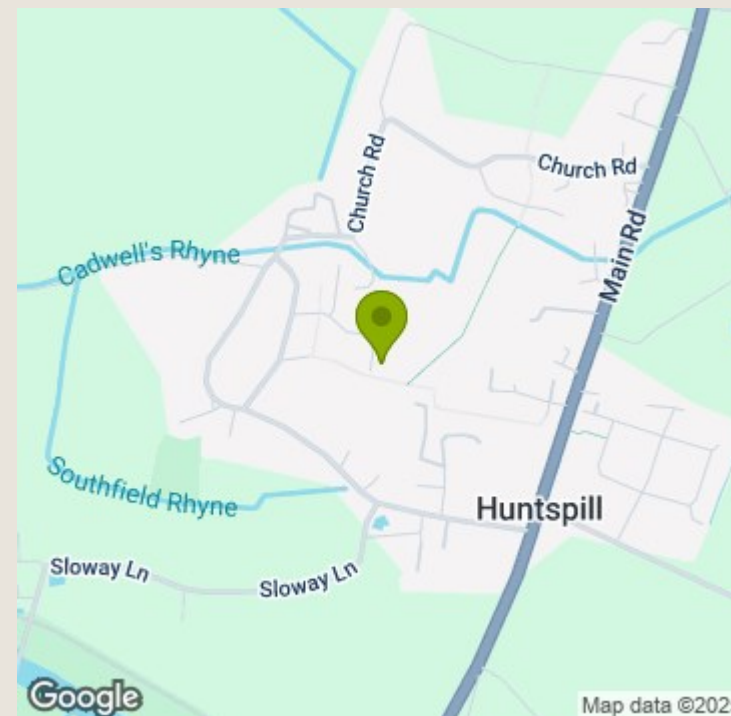
Flood Information:

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









TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 793700

sales@berrymansproperties.net

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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

