



8 Grove Road

West Huntspill, TA9 3RS

Price £270,000



PROPERTY DESCRIPTION

This well-cared-for chalet-style bungalow offers versatile and spacious accommodation, featuring 3/4 bedrooms that provide ample space for family living or those seeking flexible room arrangements. The property is situated in a highly sought after village location and has been maintained by its sole owner since new.

- *Entrance porch *Entrance hall *Cloakroom *Dining room *Kitchen *Living room
- *Bedroom/Study *Three first floor bedrooms *Family bathroom *Garage

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating:

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

Entrance porch

Entrance hall

Original parquet wood flooring

Dining room

11'3" x 9'2" (3.43 x 2.81)

Upvc double glazed window to front

Living room

17'11" x 11'9" (5.47 x 3.60)

Generously sized lounge with feature fireplace, Upvc double glazed window and french doors to the rear garden

Kitchen

11'3" x 9'10" (3.43 x 3.00)

Matching wall and floor units with space and plumbing for an automatic washing machine, space for fridge freezer, oven, extractor unit, serving hatch, single sink drainer unit and electric sockets. Upvc double glazed window and door leading to the rear garden.

Bedroom 1

17'7" x 10'0" (5.37 x 3.06)

First floor bedroom with Upvc double glazed window to rear

Bedroom 2

15'5" x 12'8" (4.72 x 3.88)

First floor bedroom with Upvc double glazed window to front

Bedroom 3

6'6" x 8'1" (1.98m x 2.46m)

First floor bedroom with built in cupboard and Upvc double glazed window to front

Bedroom 4

11'9" x 8'11" (3.60 x 2.72)

Ground floor bedroom with Upvc double glazed window to rear

Bathroom

7'4" x 7'3" (2.25 x 2.23)

First floor family bathroom with a corner bath unit with shower over, vanity hand wash basin with storage above, close coupled w/c and Upvc double glazed window to the side

Outside

To the front of the property is a low maintenance gravelled front garden with shrubs/trees and brick wall surrounding up to the double gate that opens onto the driveway.

To the rear of the property is a large, enclosed South facing garden with a patio area, patio path leading to multiple areas of the garden, vegetable plot, apple tree, fig tree and various fruit bushes.

Description

This well-cared-for chalet-style bungalow offers versatile and spacious accommodation, featuring 3/4 bedrooms that provide ample space for

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family living or those seeking flexible room arrangements.

Located in a highly sought-after village, the property has been lovingly maintained by its sole owner since new, yet presents an ideal opportunity for a new buyer to add their own stamp and create a truly individual home.

Set back from the road, the property benefits from a spacious frontage, parking for several vehicles, and a garage offering additional storage or secure parking.

A superb opportunity to acquire a spacious and adaptable home in a desirable setting — early viewing is highly recommended.

Directions

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- Mains sewerage
- 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

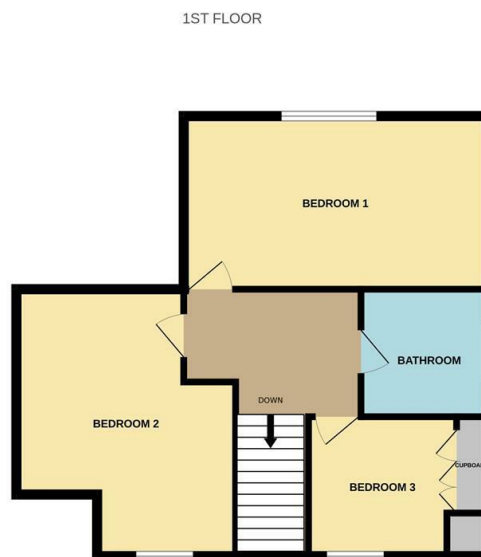
Flood Information:

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

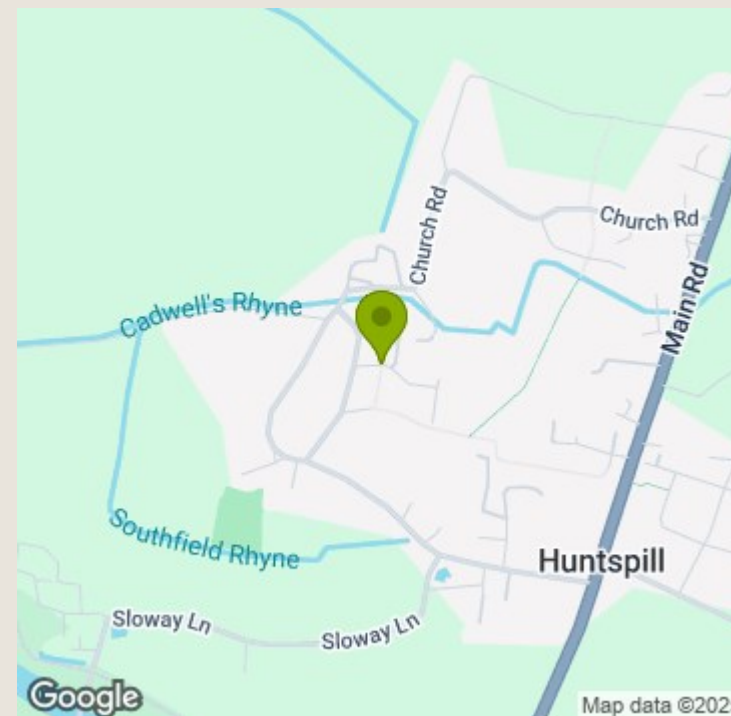








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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. 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

