

Church Lane, East Huntspill, TA9 3PJ





£700,000

Sitting amongst approximately one and a quarter of an acre of well managed gardens, these two period cottages and disused bungalow are a must see. The three dwellings offer many opportunities for potential development, multi-generational living, holiday homes or rental possibilities (with permissions). Situated in the heart of East Huntspill, the property enjoys a rural feel, whilst being close to local amenities and with easy access to the M5. EPC ratings F, G & G.

Cottage 1 Well-presented end of terrace cottage with period features, with far reaching views across adjoining fields. Patio doors open into;

Outside The property benefits from a private patio and access to the shared gardens. Patio doors open into;

Dining room 12' 6" x 11' 0" (3.81m x 3.35m) Two single glazed windows looking over fields to side of property. Stairs rising to first floor. Door through to kitchen and archway through to;

Living Room 13' 5" x 13' 5" (4.09m x 4.09m) Single glazed window overlooking fields to side. Log burner, TV aerial.

Kitchen 10' 10" x 9' 7" (3.30m x 2.92m) Single glazed window to front overlooking patio. Fitted with range of matching floor and wall units with area of work surface over, stainless steel sink/drainage unit, electric cooker and hob with extractor fan over, plumbing for dishwasher, space for tall standing fridge/freezer and space for under worktop size fridge under stairs. Additional larder style cupboard under stairs. Tiled flooring.

Study/bedroom 4 13' 4" x 6' 6" (4.06m x 1.98m) Single glazed window to side, 3 storage cupboards, one with plumbing and power for automatic washing machine/tumble dryer.

First Floor Landing Doors through to bedrooms 1, 2, 3 and bathroom. Access to roof space.

Bedroom 1 11' 2" x 11' 1" (3.40m x 3.38m) Single glazed windows to front and side aspects.

Bedroom 2 11' 1" x 9' 7" (3.38m x 2.92m) Single glazed window overlooking garden.

Bedroom 3 11' 9" x 7' 0" (3.58m x 2.13m) Single glazed window to rear overlooking fields. Built in triple wardrobe.

Bathroom 9' 10" x 6' 9" (2.99m x 2.06m) Single glazed obscure window to rear. Closed couple WC, pedestal wash hand basin with mirrored storage cupboard over, paneled bath with electric shower over. Two additional built in storage units. Tiling to splashbacks.

Cottage 2 Well-presented terraced cottage with period features and far reaching views across adjoining fields.

Outside The property benefits from a private patio and access to the shared gardens. Patio doors open into;

Kitchen/Diner 18' 5" x 13' 4" (5.61m x 4.06m) Single glazed window to front, single glazed window to rear overlooking fields. Fitted with a range of matching floor and wall units with area of work surface over, stretching across a breakfast bar. Stainless steel sink/drainage unit, electric cooker and hob with extractor fan over, plumbing for automatic washing machine & slimline dishwasher. Space & power for tall standing fridge/freezer. Built in corner storage/display unit, large under stairs storage cupboard. Tiled flooring throughout.

Living Room 18' 2" x 12' 10" (5.53m x 3.91m) Single glazed window to front overlooking patio. Log burner, TV aerial. Stairs rising to first floor.

First Floor Landing Doors through to bedrooms 1, 2, 3 and bathroom. Access to roof space.

Bedroom 1 15' 6" x 8' 10" (4.72m x 2.69m) Single glazed window to front overlooking gardens. Built in triple wardrobe.

Bedroom 2 12' 3" x 11' 9" (3.73m x 3.58m) Single glazed window to front.

Bedroom 3 11' 9" x 8' 9" (3.58m x 2.66m) Single glazed window to front. **Bathroom** 8' 10" x 6' 7" (2.69m x 2.01m) Single glazed obscure window to rear. Fitted with a white suite comprising closed couple WC, pedestal wash hand basin, paneled bath with electric shower over. Hidden plumbing in place for additional shower cubicle.

Agent's Note: These properties are held on one title deed, so the availability of mortgage finance will be restricted. Please enquire for more information.

Bungalow An end of terrace bungalow in need of refurbishment.

Outside The property benefits from the large shared gardens and views across the adjoining fields. A stable style door opens into;

Kitchen/Living Room 19' 10" x 18' 3" (6.04m x 5.56m) Single glazed windows to side, front and rear. A range of kitchen units, would benefit from replacement. A log burner sits to the front of the room.

Storage Room 9' 2" x 5' 3" (2.79m x 1.60m)

Bathroom 9' 0" x 4' 11" (2.74m x 1.50m) Single glazed obscure window to front. The low level WC, pedestal wash hand basin and paneled bath with shower over would benefit from replacement.

Bedroom 17' 11" x 14' 2" (10' 0') (5.46m x 4.31m (3.05m)) Single glazed windows to front and rear.

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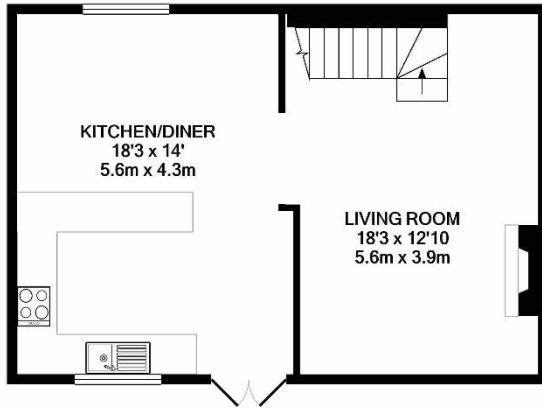




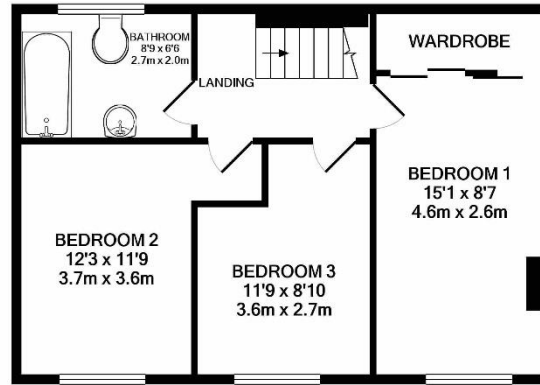
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92+	A		101 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	19 G	

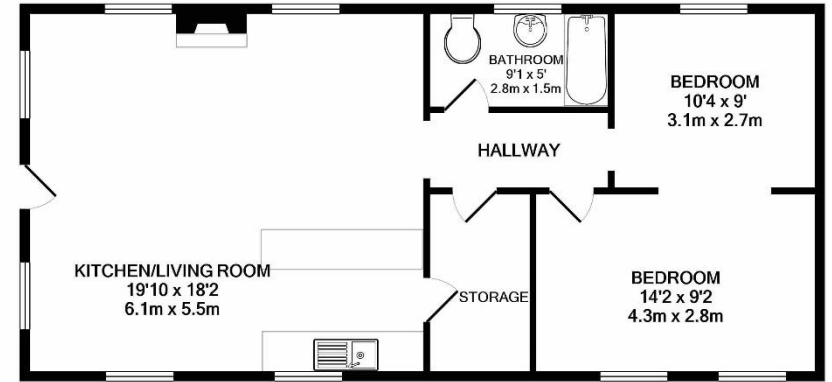
Score	Energy rating	Current	Potential
92+	A		103 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	15 G	



GROUND FLOOR

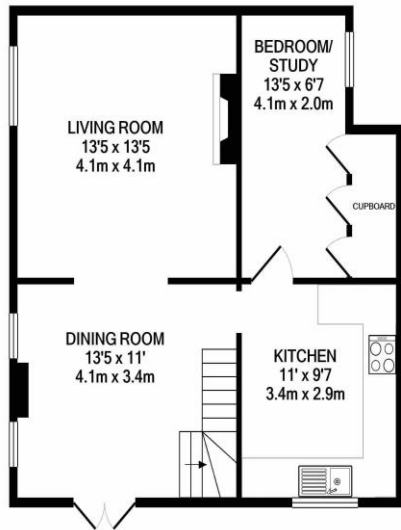


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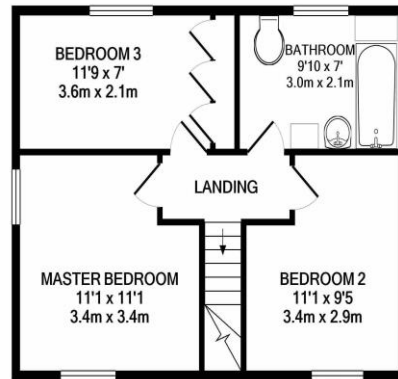


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GROUND FLOOR



1ST FLOOR

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