



MAIN ROAD

West Huntspill, Highbridge, TA9 3QZ

Price £475,000

Tamlyns

PROPERTY DESCRIPTION

Attractive four bedroom older style house together with one/two bedroom annexe situated in a sought after village location offering great versatility that must be seen to be fully appreciated.

Situation

Local Authority

Council Tax Band: D
Tenure: Freehold
EPC Rating: D

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

01278 454500

house.sales@tamlyns.co.uk



PROPERTY DESCRIPTION

Main House :

Entrance Hall -

Stairs rising to the first floor.

Cloakroom -

Comprising close coupled w.c. wash hand basin and extractor fan.

Lounge/Sitting Room

32'11" x 12'4" (10.04m x 3.78m)

Feature exposed brick chimney breast with wood burner, television point, upvc double glazed window to the front, upvc double glazed window to the rear. Two upvc double glazed French doors opening to the rear garden.

Kitchen/Dining/Family Room

24'11" x 21'7" (7.60m x 6.58m)

Fitted with an extensive range of quality cream fronted wall units with contrasting Granite worktops with one and a half bowl drainer sink unit, space for range cooker, space for American style fridge, built in bench seat with cupboards below, large central island with breakfast bar with part wood block and part Granite worktops with useful cupboards below, upvc double glazed window to the front, two upvc double glazed French doors opening to the rear garden. Upvc double glazed window to the rear.

First Floor Landing -

Airing cupboard, linen cupboard.

Bedroom 1-

19'10" x 10'9" (6.06m x 3.29m)

Built in wardrobes and upvc double glazed window to the front. Upvc double glazed window to the rear with aspect over agricultural land. Loft access.

Bedroom 2-

13'5" x 8'11" (4.09m x 2.73m)

Recessed spotlights, upvc double glazed window to the rear with aspect over agricultural land.

Bedroom 3-

12'7" x 10'6" (3.86m x 3.21m)

Built in storage cupboard and upvc double glazed window to the front.

Bedroom 4-

12'10" x 9'0" (3.93m x 2.75m)

Upvc double glazed window to the rear, recessed spotlights and upvc double glazed window to the rear with agricultural views.

Bathroom-

10'1" x 9'1" (3.09m x 2.78m)

Comprising corner bath and close coupled w.c. with concealed cistern. Corner shower cubicle, heated towel rail, tiled floor and upvc double glazed obscured window to the front.

Shower Room -

9'8" x 8'0" (2.96m x 2.46m)

plus door recess (9'8" x 8'0" plus d - Comprising corner shower cubicle, wash hand basin and close coupled w.c. Heated towel rail and upvc double glazed obscured window to the front.

The Annexe - Upvc double glazed door to the:

Annexe Entrance Vestibule - Opening to the kitchen

Annexe Lounge/Diner -

18'11" x 11'3" (5.77m x 3.45m)

Picture window to the rear and upvc double glazed French doors opening to the garden. Television point.

PROPERTY DESCRIPTION

Annexe Kitchen/Breakfast Room -

11'8" x 7'6" (3.56m x 2.31m)

Fitted with a range of wall and floor units to incorporate single sink drainer unit, plumbing for automatic washing machine, gas cooker point, space for fridge, wall mounted gas boiler supplying domestic hot water and radiators.

Annexe Bedroom 1-

11'2" x 9'11" (3.41m x 3.04m)

Upvc double glazed French doors opening to the rear garden. Further upvc double glazed window to the rear both enjoying an aspect over agricultural land.

Annexe Bedroom 2 / Dressing Room/ Nursery -

7'8" x 8'10" (2.35m x 2.70m)

L Shaped room with wall length wardrobes and upvc double glazed window to the side.

Annexe Shower Room -

7'1" x 4'0" (2.17m x 1.23m)

Comprising corner shower cubicle, close coupled w.c., vanity wash hand basin with cupboards below, extractor fan, heated towel rail and upvc double glazed obscured window.

Outside -

To the front of the property is a boundary wall with border containing shrubs, bushes and hedging.

To the side of the property an opening gives access to a large area of parking for numerous vehicles.

To the right hand side of the property is a pedestrian access gate opening to the:

Gardens -

With large concrete/patio area, good sized lawn area.

The gardens back onto agricultural land and are an attractive feature of the property making a full inspection essential.

Description -

This attractive older style four bedroom detached house is located on the Main Road in a convenient location between the towns of Burnham-on-Sea and Bridgwater offers well proportioned accommodation together with a one/two bedroom detached annexe which has been granted a certificate of lawful use.

The property is set in a good sized plot backing onto agricultural land with off street parking for numerous vehicles and being set in a convenient location. The property is an easy drive to HCP junction 23 Park and Ride. (3.3 mile drive on A38).

Opportunities of this type are rarely available and offers great potential for numerous alternative uses. Be it those with a dependent relative, home and income etc.

Directions - At the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street towards Highbridge. Proceed onto the A38 (Church Street) towards Bridgwater into the village of West Huntspill and the property will be found on the left hand side.







PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location 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 all approximate.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

