



**1, CHURCH ROAD, WEST HUNTSPILL,
HIGHBRIDGE, TA9 3RL**

Offers in Excess of: £500,000

An individual 3 Bedroom Detached Bungalow built in 1955 and standing in grounds of approximately 1.25 acres (0.50 hectare) with hardstanding for several vehicles, outbuildings, orchard etc. The property offers spacious accommodation, which although it now needs updating, offers enormous potential to create a stunning home.

The property is located in this sought after village position approximately 2 miles from Highbridge, with a range of shopping facilities and mainline railway station. The M5 Motorway (Junction 22) lies approximately 4 miles distant.

The property is offered with No Onward Chain

Accommodation:
(with approximate measurements)

Entrance:
Front door to:-

Hall:
Radiator. Cloaks cupboard. Airing cupboard.

Lounge:
17'4 x 12'2 (5.28m x 3.71m)
Bay window. Woodburner. 2 radiators.

Dining Room:
14' x 10'10 (4.27m x 3.30m)
Wood burner. Radiator. Opening into:-

Kitchen:
7'5 x 6'4 (2.26m x 1.93m)
Wall and base units with worksurfaces over. 1 1/2
bowl single drainer sink unit. Cooker point. Pantry.

Utility Area:
Single drainer stainless steel sink unit. Plumbing for
a washing machine. Doors to front and rear.
Personal door to Garage. Access to loft space via a
fold down ladder.

Conservatory:
15' x 7'9 (4.57m x 2.36m)
Door to Rear.

Bedroom 1:
14'2 x 9'9 (4.32m x 2.97m)
Radiator.

Bedroom 2:
11'10 x 9' (3.61m x 2.74m)
Radiator.

Bedroom 3:
8'7 x 8' (2.62m x 2.44m)
Radiator. Wardrobe cupboard.

Bathroom:
Panelled spa bath. Low level WC. Pedestal wash
basin. Tiled splashback. Radiator.

Outside
Access from Church Road to gate leading to to
hardstanding providing off street parking for several
vehicles. Integral Garage: 17' x 8'3 (5.18m x 2.51m)
with sliding door and loft over. (latterly used as a
Sauna). Large Gardens with mature trees, including
fruit trees. Range of Outbuildings including Barn 40'
x 20' (12.19m x 6.10m) approx and 3
Workshops/Stores . The whole extends to around
1.25 Acres (0.50 Hectare)

Tenure:
Freehold as advised by the Vendor. The Title is
unregistered.

Council Tax:
Band D

Services:
Mains Electric and Water. Private Drainage. Oil
Storage Tank. Solar Panels. The Executor believes
that the radiators were supplied by an oil fired boiler
which is no longer connected. Interested parties
should make their own enquiries

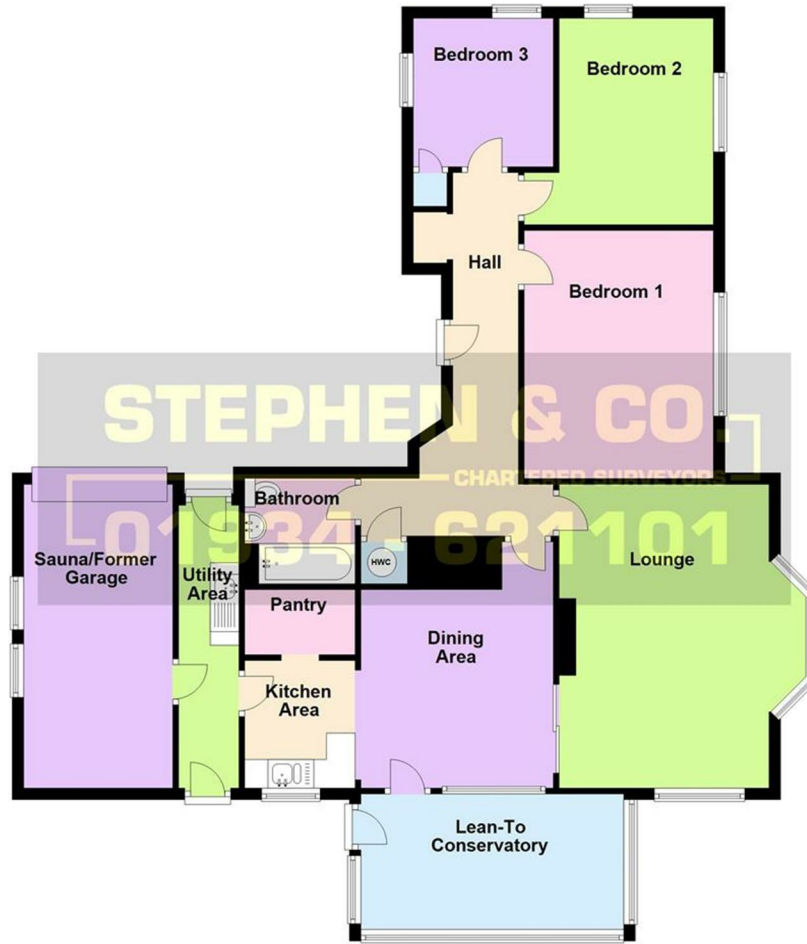
Broadband & Mobile Coverage
Information is available at checker.ofcom.org.uk

Data Protection:
When requesting a viewing or offering on a property
we will require certain pieces of personal
information from you in order to provide a
professional service to you and our client. The
personal information you have provided to us may
be shared with our client, the seller(s), but it will not
be shared with any other third parties without your
consent. More information on how we hold and
process your data is available on our website -
www.stephenand.co.uk

Anti-Money Laundering
Please note that under Anti-Money Laundering
Legislation we are required to obtain identification
from all purchasers and a Sales Memorandum
cannot be issued until this information is provided

The Agent has not tested any apparatus, equipment,
fixtures and fittings or services and so cannot verify
that they are in working order or fit for the purpose. A
Buyer is advised to obtain verification from their
Solicitor or Surveyor.. Items shown in photographs
are NOT included unless specifically mentioned
within the sales particulars. They may however be
available by separate negotiation. Buyers must
check the availability of any property and make an
appointment to view before embarking on any
journey to see a property.

Ground Floor Approx. 120.3 sq. metres (1295.3 sq. feet)



Total area: approx. 120.3 sq. metres (1295.3 sq. feet)

Floor plans are for illustrative purposes only and are not to scale. Whilst every effort is made to ensure they are as accurate as possible interested parties must satisfy themselves by inspection or otherwise of their accuracy.
Plan produced using PlanUp.



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