



MAIN ROAD

West Huntspill, Highbridge, TA9 3QS

Offers Over £425,000

Tamlyns

PROPERTY DESCRIPTION

Tamlyns presents this four bedroom detached family home, constructed in the 1930's and situated in the rural village of West Huntspill.

This family home which has been modernised throughout which includes refitted bathrooms, kitchen and has been previously extended upstairs and across the back providing a generous living space throughout.

The ground floor comprises of a porch, entrance hall, living room, dining room, downstairs bathroom, kitchen and a separate utility room including an integral garage.

To the first floor, there are 4 bedrooms including a front-to-back Master bedroom and a family bathroom.

Outside, there's an east facing rear garden with abundance of space, including side access and ample parking.

Situation

*detached house*4 bedrooms*2 Bathrooms*Lounge*Dining Room*Utility Room*Kitchen*Integral Garage*Parking*Double Glazing*Central Heating*

Local Authority

Sedgemoor 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

Accommodation

All sizes are approximate.

Porch

Triple aspect double glazed windows, storage space on both sides with door into:

Entrance Hall

Doors to Living room and kitchen, gas radiator and electric sockets, smoke alarm and under stairs storage cupboard with stairs to first floor.

Living Room

13'11" x 12'0" (4.264m x 3.667m)

Victorian bay double glazed window to front with a double glazed window to the side with a Gas radiator with additional electric fire.

Kitchen

10'9" x 9'1" (3.283m x 2.789m)

Range of upper and lower base units, integrated fridge/freezer, gas hob and electric oven with door into dining room, downstairs bathroom and opening to utility room.

Utility

10'8" x 6'11" (3.257m x 2.115m)

Four double glazed windows to rear, vertical mounted electric radiator, electric sockets, base storage units for free standing white goods, plumbing, dishwasher, dryer and door into integral garage.

Downstairs Bathroom

10'7" x 5'11" (3.248m x 1.808m)

Bath/shower, WC and twin sink basins, vulux window and double glazed window to rear, storage cupboard and extractor fan.

Reception Room

17'11" x 10'6" (5.469m x 3.207m)

Twin double glazed windows to side, log burners, two gas radiators and opening to:

Dining Room

French doors leading out into the east facing garden.

Garage

17'5" x 10'11" (5.320m x 3.338m)

Power and workshop space.

First Floor

Landing

Doors to all first floor rooms, one airing cupboard with electric water tank above, loft access and smoke alarm.

Master Bedroom

15'8" x 10'11" (4.800m x 3.338m)

Double bedroom with front to back dual aspect double glazed windows, gas radiator and electric sockets.

Bathroom

8'3" x 6'7" (2.536m x 2.017m)

Double glazed window to rear, walk in shower, WC and sink basin with wall mounted radiator and spot lights.

Bedroom Two

12'0" x 10'6" (3.662m x 3.206m)

Double bedroom with dual aspect windows to front and side, gas radiator and electric sockets.

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Bedroom Three

10'6" x 10'6" (3.213m x 3.206m)

Double bedroom with dual aspect double glazed windows to rear and side, gas radiator and three electric sockets.

Bedroom Four

9'2" x 8'8" (2.810m x 2.647m)

Double glazed window to front, with storage cupboard space and electric sockets.

Outside

Garden

East facing garden, pond, side access on both sides with enclosed gates, one outside tap and power.

Parking

Parking for at least 5 cars.

Council Tax

D

Material Information...

Additional information not previously mentioned

- Mains electric, gas and water.
- Gas Heating & wood burner.
- No Flooding.

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







PLAN



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.
3. Tamlyns Estate Agents may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £240 inc VAT, HD Financial Ltd up to £240 inc VAT

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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