



29 Grove Road

West Huntspill, Highbridge, TA9 3RS

Offers In Excess Of £395,000



# PROPERTY DESCRIPTION

A stunning, extended, upgraded and improved detached house backing onto agricultural land, offered in superb order throughout. Simply must be seen to be fully appreciated.

- \*Entrance porch \*Entrance hall \*Cloakroom \*Lounge \*Kitchen/dining/sitting room
- \*Utility room with storage area off \*Second utility area \*Family room overlooking the rear garden \*Four first floor bedrooms with master en-suite shower room \*Family bathroom
- \*Block pavia driveway offering parking for three/four vehicles \*Garage
- \*Low maintenance garden to rear \*Aspect over agricultural land to rear

## Local Authority

Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating: C



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 72                      | 77        |
| (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 |           |

# PROPERTY DESCRIPTION

## Accommodation (measurements are approximate)

Upvc double glazed door with matching side panels opening to:

### Entrance Porch

5'4" x 4'7" (1.65 x 1.42)

Further Upvc double glazed obscured door with side panel opening to:

### Entrance Hall

Karndean oak style flooring, stairs rising to first floor, cloakroom comprising of close coupled WC, vanity hand wash basin with cupboards below and half tiled walls.

### Living Room

22'3" x 11'5" (6.80 x 3.49)

Upvc double glazed window to front, Karndean wood affect flooring, TV point and double glazed patio doors to outside.

### Kitchen/Dining/Sitting Room

25'10" x 8'3" (7.88 x 2.52)

Fitted with a comprehensive range of Howdens cream style wall and floor units complimented by wood block work surfaces, ceramic 1 1/2 bowl drainer sink, built in larder, Belling range cooker (available by separate negotiation), extractor hood, Karndean flooring, integral door to GARAGE and archway to:

### Utility Area

7'1" x 5'9" (2.17 x 1.76)

With a range of Howdens base units with wood block work surfaces, space for fridge freezer, and opening to:

### Family Room

16'0" x 8'2" (4.90 x 2.50)

Karndean flooring, two Velux roof lights, Upvc double glazed window to side and Upvc double-glazed sliding doors opening to rear garden. Air conditioning unit and door to:

### Utility Room

11'8" x 6'10" (3.58 x 2.10)

Fitted with a range of base units with worktop over, sink with chrome mixer tap, plumbing for automatic washing machine, space for tumble dryer, Karndean flooring, and cupboard housing gas boiler supplying domestic hot water and radiators. Opening to:

### Storage Room/Boot Room

7'1" x 5'0" (2.18 x 1.53)

With cloaks hanging rail

### First Floor Landing

Access to roof space

### Bedroom 1

12'0" x 11'9" (3.67 x 3.60)

A range of fitted wardrobes, Upvc double glazed window to front, and door to:

### En-Suite Shower Room

Fitted with a suite comprising of a shower cubicle, circular style sink with mixer tap, heated towel rail and Double glazed Velux window (we understand from the vendor that this room has previously had a toilet installed and the fitments are still available should someone wish to re-instate the toilet facility).

### Bedroom 2

11'3" x 9'7" (3.45 x 2.94 )

A range of built in bedroom furniture, Upvc double glazed window to front

### Bedroom 3

10'4" x 8'6" (3.17 x 2.61)

Built in wardrobe, Upvc double glazed window to rear

### Bedroom 4

8'4" x 8'3" (2.56 x 2.54)

Airing cupboard with hot water tank, Upvc double glazed window to rear

# PROPERTY DESCRIPTION

## Family Bathroom

9'5" x 5'0" (2.88 x 1.54)

Fitted with an attractive suite comprising of a panelled bath with shower screen, vanity hand wash basin with cupboards below, close coupled w/c with concealed cistern, low maintenance stone affect wall panels, wood affect flooring, stainless steel heated towel rail and Upvc double glazed obscured window to rear

## Outside

To the front of the property is a block pavia driveway offering off street parking for three/four vehicles. The side gate gives access to the rear garden which has been laid for ease of maintenance with block paved patio, AstroTurf style lawn with well stocked borders containing shrubs and bushes. Garden shed and outside tap.

Located to the rear of the property adjacent to the family room and rear of the lounge is a covered seating area (9'5' x 7'3'/2.88m x 2.21m) ideal for BBQ's etc. The garden is a particular feature of this property that backs onto agricultural land, making a full inspection of this property essential.

## Description

This stunning, detached house has been substantially upgraded, extended and improved to offer well planned, beautifully appointed living accommodation that simply must be seen to be fully appreciated. The property briefly comprises of an entrance porch, entrance hallway, cloakroom, living room, dual aspect windows and doors, the doors to the rear open to an undercover entertaining area, a superbly fitted kitchen/dining/sitting room with utility area off. The family room benefits from having both roof lights and patio doors opening to the garden with an aspect to the agricultural land beyond, and a good sized utility room with storage area off.

To the first floor there is a landing, four bedrooms, master en suite shower room and well appointed family bathroom. The property benefits from having gas central heating, Upvc double glazed windows, garage, block pavia driveway offering off street parking for three/four vehicles. The rear garden is laid for ease of maintenance and is an attractive feature of this

stunning family home. An early application to view is strongly recommended by the vendors selling agent.

## Directions

From the M5 (Junction 22) at Edithmead, take the first exit onto the A38. At the roundabout, take the third exit and continue on the A38 over the railway bridge and take the second exit from the ASDA roundabout onto Church Street. Continue to the mini roundabout and take the second exit onto Huntspill Road. Continue straight over at the next roundabout and through the village of West Huntspill. Turn right opposite the Crossways Inn into Church Road. Proceed down Church Road turning right into Silver Street and second right into Grove Road and proceed to the end of the cul-de-sac where the property can be found in front of you.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- Mains Drainage
- 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)









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

**01278 793700**

[sales@berrymansproperties.net](mailto: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. Berrymans 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

