



7 Nut Tree Close
East Huntspill, TA9 3PN
Price £270,000



PROPERTY DESCRIPTION

Set on a generous plot, this extended three-bedroom semi-detached home offers ample space and superb potential for anyone looking to make a property their own.

Ideally situated within easy reach of Hinckley Park & Ride and the Gravity Smart Campus, it enjoys a highly desirable semi-rural setting.

Entrance lobby* entrance hall* ground floor shower room* kitchen* dining room* lounge* garden room* three first floor bedrooms* bathroom* large rear garden* parking and garage.



Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc obscure double glazed door.

Entrance Lobby

4'0" x 2'11" (1.23 x 0.90)

Tiled flooring and obscure glazed wooden door to the:

Entrance Hall

Stairs rising to the first floor. Radiator.

Ground Floor Shower Room

7'6" x 3'11" (2.31 x 1.20)

Obscure double glazed window to the side, electric shower, tiled walls, close coupled w.c. and wash hand basin. Radiator.

Kitchen

12'4" x 8'9" maximum (3.77 x 2.69 maximum)

Double glazed window to the rear, obscure glazed upvc door to the side, matching wall and floor units with contrasting worktops over, part tiled splashbacks, space and plumbing for appliances, space for electric cooker, tiled floor and pantry.

Dining Room

15'1" maximum x 7'10" maximum (4.62 maximum x 2.39 maximum)

Double glazed window to the front, radiator and archway.

Lounge

15'10" x 11'8" (4.84 x 3.56)

Double glazed window to the rear and double glazed upvc doors to the garden room. Feature stone fireplace and radiator.

Garden Room

15'7" x 9'3" (4.76 x 2.84)

Double glazed doors to the rear garden, metal framed double glazed windows to the side and rear. Light and power.

First Floor Landing

12'8" x 4'5" (3.87 x 1.37)

Obscure double glazed window to the side. Loft access and airing cupboard.

Bedroom 1

14'0" x 9'11" including wardrobes (4.28 x 3.04 including wardrobes)

Built in wardrobes, double glazed window to the front, radiator.

Bedroom 2

14'0" x 8'11" including wardrobes (4.29 x 2.74 including wardrobes)

Built in wardrobe and double glazed window to the rear. Radiator and storage cupboard.

Bedroom 3

8'7" x 7'8" (2.63 x 2.34)

Double glazed window to the rear, over stair storage, radiator and electric sockets.

Bathroom

8'6" x 6'3" (2.61 x 1.92)

Obscure double glazed window to the rear, part tiled walls, close coupled w.c., panelled bath and wash hand basin. Vinyl flooring.

PROPERTY DESCRIPTION

Outside

The front garden contains various shrubs and bushes with concrete driveway to the side providing off street parking and access to the:

Garage

17'1" maximum x 8'8" maximum (5.22 maximum x 2.66 maximum)

Two power points and lighting.

Rear Garden

The rear garden measures in excess of 100ft with a private aspect.

Patio, pathway and lawn with various fruit bushes and trees. Oil storage tank.

Old coal house with a working toilet, plumbing and separate storage room.

Further more recent purpose built brick store behind this for more garden storage.

Description

The property benefits from off-street parking, a garage, and a 100 ft level rear garden with a sunny aspect—perfect for keen gardeners, families with children, or those who love outdoor living.

A fantastic opportunity for buyers seeking space, convenience, and room to personalise.

Directions

From Burnham-on-Sea proceed to Highbridge and take a right turn onto the A38 (Church Street). Proceed to the next roundabout taking a left into Market

Street. Proceed over the railway bridge and over the next roundabout taking a right turn at the triangle into Bason Bridge. Proceed into the village of East Huntspill following Church Road. Nut Tree Close will be found further along on the right hand side.

Material Information

Additional information not previously mentioned

- Mains electric and water
- Water metered
- Oil 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

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

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

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

