



3 Nut Tree Close

Somerset, TA9 3PN

Price £260,000



PROPERTY DESCRIPTION

Semi-detached three bedroom house in popular village location. The property has been extended to provide a large family home, with 3 Bedrooms, Lounge, Dining room, Conservatory, Kitchen, Shower Room, larger than average rear garden, front garden with drive and garage.

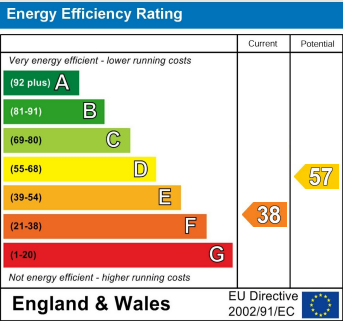
- * Entrance porch
- * Entrance hall
- * Kitchen
- * Dining Room
- * Lounge
- * Conservatory
- * Three Bedrooms
- * Shower Room
- * Larger than average rear garden
- * Drive and Garage.

Local Authority

Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: F



PROPERTY DESCRIPTION

Accomadation

Entrance Porch

6'9" x 6'4" (2.06 x 1.94)

Front door into entrance porch, double glazed window to the side

Entrance Hall

Stairs to first floor, door to

Dining Room

15'2" x 7'9" (4.64 x 2.37)

Double glazed window to the front, radiator, opening to the:-

Lounge

15'10" x 11'8" (4.83 x 3.58)

Double glazed window to the rear, radiator, door opening to the

Conservatory

16'7" x 11'6" (5.06 x 3.51)

Double doors leading out to the rear garden.

Kitchen

11'11" x 8'11" (3.64 x 2.73)

Double glazed window to rear, range of wall and base units with work surface over, space and plumbing for wash machine, built in oven & hob, pantry style storage cupboard, side access door.

First Floor

Landing

Double glazed window to the side, loft access doors:-

Bedroom 1

12'5" x 9'10" to wardrobes (3.79 x 3.02 to wardrobes)

Double glazed window, radiator, built in wardrobes.

Bedroom 2

13'8" x 8'10" (4.17 x 2.71)

Double glazed window to the rear, radiator, cupboard housing central heating boiler.

Bedroom 3

8'3" x 7'8" (2.54 x 2.34)

Double glazed window to the rear, radiator.

Shower Room

8'8" x 5'7" (2.66 x 1.72)

Obscure double glazed windows to the rear, low level wc, pedestal wash hand basin, walk in shower cubicle.

Outside

Front Garden

Mainly laid to lawn, side access to rear garden, drive way providing access to garage and off street parking.

Rear Garden

Enclosed larger than average rear garden, mainly laid to lawn, storage shed and work shop.

PROPERTY DESCRIPTION

Garage

Up and over door.

Material Information...

Additional information not previously mentioned

- Mains electric, gas (LPG) and water.
- Water metered.
- Gas Central Heating via LPG
- Mains sewage.
- No Flooding in the last 5 years.
- Broadband and Mobile signal or coverage in the area.

COUNCIL TAX BAND C

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

Directions

Directions

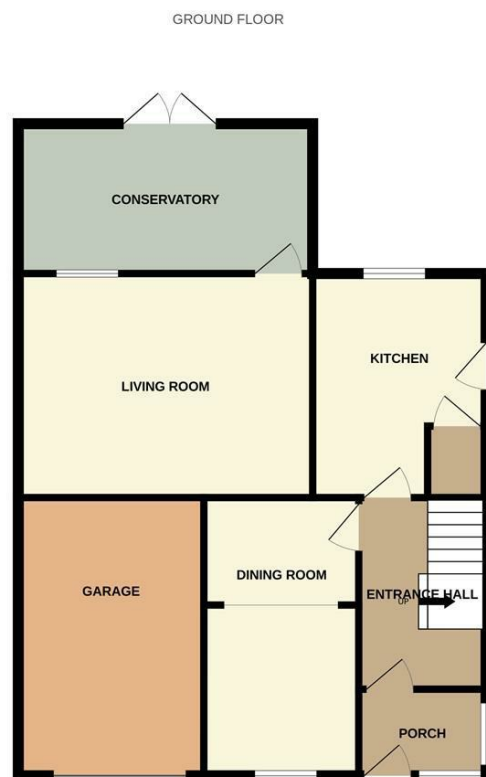
From Bridgwater take the A38 towards Highbridge turning right at the

Crossways public house. Continue into East Huntspill turning left onto Church Road past the village hall on your left and the property will be found on the left hand side.









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 793700

sales@berrymansproperties.net

IMPORTANT NOTICE

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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.
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