



7 Ilex Close

West Huntspill, TA9 3SH

50% Shared Ownership £85,000



# PROPERTY DESCRIPTION

Two bedroom terraced house situated in a cul-de-sac location with the benefit of off street parking, gas central heating.

Entrance porch\* lounge\* kitchen/diner\* conservatory\* two double bedrooms\* bathroom\* gas central heating\* gardens\* parking.

## Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(55-68) D			
(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 double glazed obscured door to the:

### Entrance Porch

Storage cupboard and opening through to the:

### Lounge

12'9" x 12'5" (3.89 x 3.81)

Stairs rising to the first floor. Understair storage recess. Upvc double glazed window to the front and bi-fold door to the:

### Kitchen/Diner

12'4" x 8'2" (3.78 x 2.49)

Fitted with a range of wall and floor units, single sink drainer unit, cooker point, wall mounted gas fired boiler supplying domestic hot water and radiators, space for fridge, window to the rear and door to the:

### Conservatory

7'8" x 5'6" (2.34 x 1.7)

Of upvc double glazed construction, plumbing for automatic washing machine and double glazed door to outside.

### First Floor Landing.

Linen cupboard. Access to roof space.

### Bedroom 1

12'5" x 8'2" (3.81 x 2.49)

Upvc double glazed window to the rear.

### Bedroom 2

12'5" x 5'2" (3.81 x 1.60)

Upvc double glazed window to the front. Built in storage cupboard.

### Bathroom

Comprising panelled bath with shower over, pedestal wash hand basin, close coupled w.c., extractor fan.

### Outside

To the front of the property there is an area laid to stone offering off street parking.

Located a short walk from the property is a further designated parking space.

### Rear Garden

Enclosed and laid for ease of maintenance.

### Tenure

50% shared ownership in conjunction with Sedgemoor Housing Association.

£53.69 per week following the sale. (Rent is calculated for the whole year, this total is divided and charged to the tenant over 50 weeks (or 51 in a Leap Year). There is a two-week rent "holiday" given, falling over the Christmas/New Year period)

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The term left on the remaining lease is 63 years .

A lease extension may be granted bringing the term back to 99 years, this would be at a cost of £2,000 plus any marriage value that may be calculated.

## Agents Note

The nominated buyer must be a person who has resided in the Sedgemoor area for at least 12 months and who are on the Council's housing waiting list.

## Description

This two bedroom terraced house is situated in a small cul-de-sac of similar properties in the village of West Huntspill.

The property is situated close to the village school and there is the mainline railway link at Highbridge.

The property briefly comprises entrance porch, lounge, kitchen/.diner, conservatory, two bedrooms and a bathroom.

The property has upvc double glazed windows, gas central heating and designated off street parking.

## Directions

From Burnham-on-Sea proceed in a southerly direction along the A38 through the town of Highbridge continuing into the village of West Huntspill. Turn left by the Crossways Public House into Withy Road.

Proceed down Withy Road taking the next left into Ringstone. Bear left and continue along taking the next left into Ilex Close and the property will be found on the right hand side.

## Material Information

Additional information not previously mentioned

Council Tax Band-A

EPC-C

- Mains electric, gas and water
- Water metered or not. Must state.
- Gas central heating
- 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

Flood Information:

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

