

Nut Tree Close

East Huntspill, Somerset, TA9 3PN

Price £259,950

Tamlyns

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.

Local Authority

Somerset Council Tax Band: C

EPC Rating: F

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

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.

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

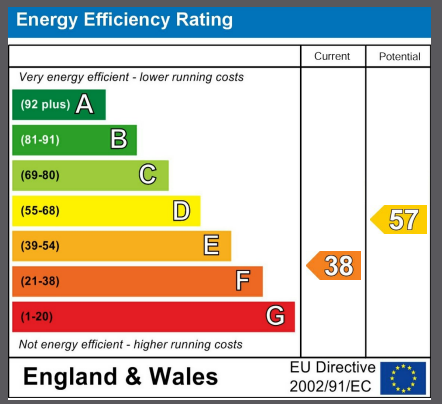
Flood Information:
flood-map-for-planning.service.gov.uk/location

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.

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 uplon 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

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