

7 Ilex Close

West Huntspill, TA9 3SH

50% Shared Ownership £85,000

BERRYMAN'S

PROPERTY DESCRIPTION

50% shared ownership two bedroom terraced house situated in a cul-de-sac location with the benefit of conservatory to the rear, off street parking and enclosed rear garden.

Must be seen to be fully appreciated.

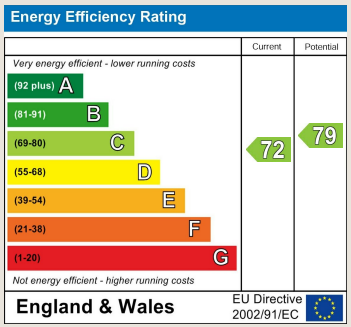
Entrance porch* lounge* kitchen/diner* conservatory* two double bedrooms* bathroom* gas central heating* gardens* parking.

Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating: C













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

Leasehold

99 years from 1990

50% shared ownership in conjunction with Somerset Council.

Rent payable £223.71 per month

Description

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

PROPERTY DESCRIPTION

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

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


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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

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, Lyons Bowes Solicitors up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT, Taylor Rose Ltd. up to £210 inc. VAT

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