



2 New Road

East Huntspill, TA9 3PT

Price Guide £295,000



PROPERTY DESCRIPTION

PRICE GUIDE £295,000 - £325,000

A rare opportunity to purchase an extended, detached bungalow offering highly flexible living accommodation situated in the highly sought after village of East Huntspill.

Entrance porch* entrance hall* open plan lounge/dining room/kitchen* conservatory* rear porch and rear lobby* four bedrooms, one with en suite shower room, one with en suite cloakroom, family bathroom, gated off street parking* good size garage/workshop* mature gardens to the front and rear. Air source heat pump, solar panels. In need of some upgrading works.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed door with matching side panel to the:

Entrance Porch

Part glazed door to the:

Entrance Hall

Open Plan Sitting Room/Dining Room/Kitchen

Sitting Room Area

15'2" x 10'7" (4.64 x 3.25)

Upvc double glazed French doors to the conservatory. Double glazed window to the rear and storage cupboard. Wide opening to the:

Kitchen/Dining Room Area

23'5" x 12'8" (7.16 x 3.88)

The kitchen area is fitted with a range of wall and floor units to incorporate electric cooker point, upvc double glazed window to the front, plumbing for dishwasher and wide opening to the dining area. Door to the:

Utility Room

17'8" x 11'1" (5.41 x 3.38)

Of block and upvc construction with double glazed door to the side and doors to the front. Single sink drainer unit with a range of units.

Conservatory

15'3" x 12'4" (4.67 x 3.78)

Range of floor units and upvc double glazed door to outside.

Rear Porch

Accessed via double glazed door from the sitting room. Further double glazed door to the:

Rear Lobby

21'5" x 5'8" (6.55 x 1.75)

Upvc double glazed door to the garden. Integral door to the garage/workshop.

Bedroom 1

12'0" x 11'1" (3.68 x 3.38)

Upvc double glazed bow window to the front.

Bedroom 2

11'11" x 10'5" (3.65 x 3.20)

Upvc double glazed window to the rear. Door to the:

En Suite Cloakroom

Close coupled w.c. and wash hand basin. Storage cupboard.

Bedroom 3

12'0" x 10'11" (3.68 x 3.35)

Built in wardrobes and upvc double glazed window to the side. Door to the:

En Suite Shower Room

Comprising corner shower cubicle, pedestal wash hand basin and close coupled w.c. Heated towel rail.

Bedroom 4

12'4" x 10'0" (3.76 x 3.05)

Upvc double glazed bow window to the front. Fireplace, wardrobes and vanity wash hand basin.

Family Bathroom

8'2" x 5'3" (2.49 x 1.62)

Comprising panelled bath with mixer taps and shower attachment. Separate shower area to the side with seat, close coupled w.c., pedestal wash hand basin and heated towel rail. Two upvc double glazed obscured windows to the side.

PROPERTY DESCRIPTION

Outside

To the front of the property is a boundary wall with two wrought iron gates opening to the driveway offering off street parking for three to four vehicles which in turn leads to the:

Garage/Workshop

24'7" x 9'4" (7.51 x 2.87)

Double opening doors to the front and window to the rear. Light and power.

The front garden is laid to decorative stone with borders containing shrubs and bushes.

Attached to the front right hand side of the property is the air source heat pump.

Rear Garden

Enclosed garden with various outbuildings and numerous mature bushes, shrubs and trees.

Description

This attractive, extended, detached bungalow offers highly flexible living accommodation and should it be required could be reconfigured but currently comprises entrance porch, entrance hall, open plan sitting room/dining room/kitchen with conservatory, rear porch and rear lobby off and a good size utility room.

The bungalow has four bedrooms, one having an en suite shower room and the second having an en suite cloakroom and there is a family bathroom.

The property has a gated driveway with off street parking for three to four vehicles which in turn leads to a good size garage/workshop.

To the rear of the property is an enclosed garden.

The property further benefits from having upvc double glazed window, air source heat pump and solar panels.

An early application to view is strongly recommended by the vendors selling agents.

Directions

From the M5 junction 22 roundabout at Edithmead proceed towards Highbridge along the A38 taking a left turn after approximately 300 yards signposted East Huntspill and Mark. Proceed to the T junction taking a right turn towards Bason Bridge and East Huntspill. After approximately one a a quarter miles bear left and proceed through the village of East Huntspill taking a right turn into New Road and the property will be found on the right hand side.

Material Information

Additional information not previously mentioned

- Mains electric and water
- Water metered
- Air source heat pump and solar panels
- Mains sewerage
- 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

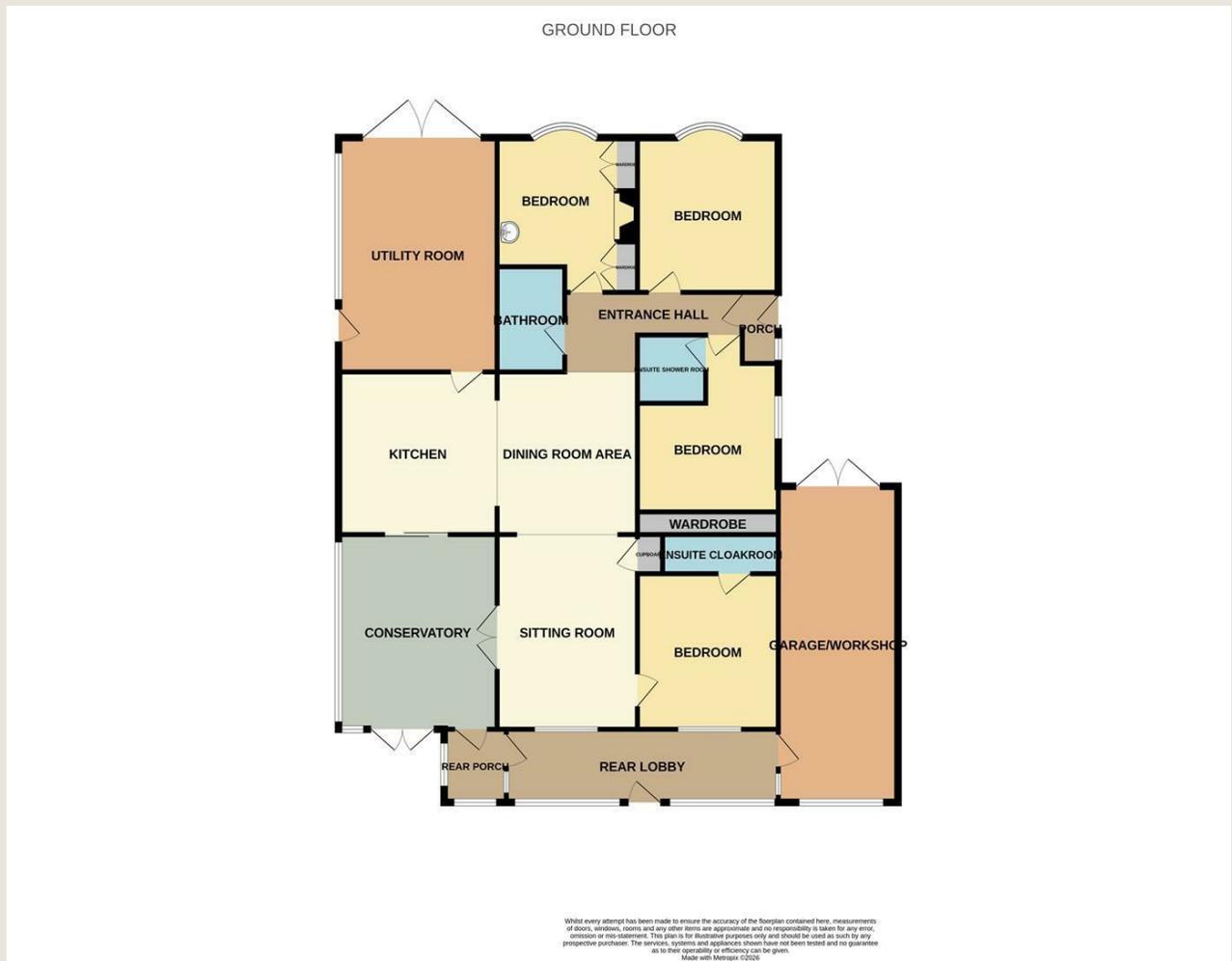
Flood Information:

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

