



51 Church Road
West Huntspill, TA9 3RZ
Price £379,995



PROPERTY DESCRIPTION

Situated a short distance from Highbride and Burnham on Sea is this ideal multi generational home, consisting of a 3 bedroom semi detached dormer bungalow and a 1 bedroom self contained annexe. The annexe is of a modern design throughout and is fitted with new units in the kitchen/bathroom. The main bungalow is very well presented and has been recently redecorated with two bedrooms upstairs and an option for a third bedroom or office downstairs.

The property benefits from having low maintenance front and rear gardens with off road parking available for multiple vehicles.

Entrance hall* kitchen* lounge* dining room* 3 bedrooms* family bathroom* shower room* self contained annexe* modern* ample parking* gardens and garage*.

Village location and being within walking distance of the local village primary school.

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		70	76
(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

Main Property (Measurements are approximate)

Entrance hallway

Kitchen

9'8" x 8'10" (2.95 x 2.7)

Modern kitchen with integrated appliances. Upvc double glazed window.

Lounge

9'6" x 17'0" (2.9 x 5.2)

Generously sized lounge with a feature fireplace and storage cupboard.

Double glazed window and door leading to the front patio.

Bathroom

Comprising of a shower over bath with full tiled surroundings, W/C and wash hand basin

Dining room

10'7" x 10'11" (3.25 x 3.33)

Under stair cupboard and a double glazed window and door leading to the rear garden.

Bedroom (downstairs)

8'3" x 9'3" (2.54 x 2.82)

Suitable for a single bedroom or office. Double glazed window overlooking the rear garden

Bedroom 1

11'0" x 12'1" (3.36 x 3.7)

Double glazed window to the front, radiator and storage cupboard.

Bedroom 2

8'4" x 12'1" (2.56 x 3.7)

Double glazed window to the front, radiator and eaves storage cupboard

Shower room

5'3" x 6'10" (1.61 x 2.1)

Walk in shower cubicle, W/C and hand wash basin.

Annexe (Measurements are approximate)

The annex cannot be leased out.

Lounge

17'1" x 11'5" (5.23 x 3.5)

Generously sized lounge with a storage cupboard and utility cupboard.

Upvc double glaze window to the front. Hallway leading to the bedroom, bathroom and kitchen/dining room.

Bedroom

11'2" x 10'4" (3.42 x 3.15)

Upvc double glazed skylight, radiator and storage cupboard

Bath/shower room

7'7" x 9'8" (2.32 x 2.95)

4 piece suite consisting of a bath, walk in shower cubicle, W/C and hand wash basin. Dual aspect double glazed windows.

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Kitchen/dining room

17'2" x 10'5" (5.24 x 3.2)

Newly fitted kitchen with an integrated oven and electric hob. Tiled back-splash covering 1/2 the wall. Space to the far end for a dining table and chairs

Outside

Low maintenance part gravel/part patio rear garden with views onto the farm field behind

Directions

From the centre of Burnham follow the signs to Highbridge and West Huntspill, continue on Main Road until you reach The Orchard Inn, turn right onto Church Road and follow until you see the For Sale board and the property on the right hand side.

Description

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The property benefits from having low maintenance front and rear

gardens with off road parking available for multiple vehicles.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- 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

Energy Performance Ratings

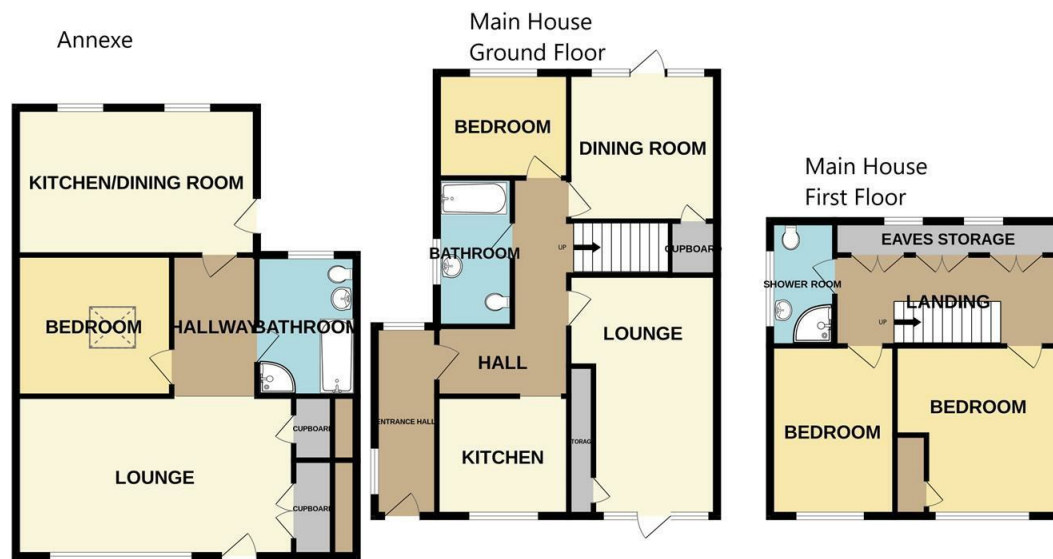
Main House EPC Rating - 70 Band C

Annexe EPC Rating - 61 Band D

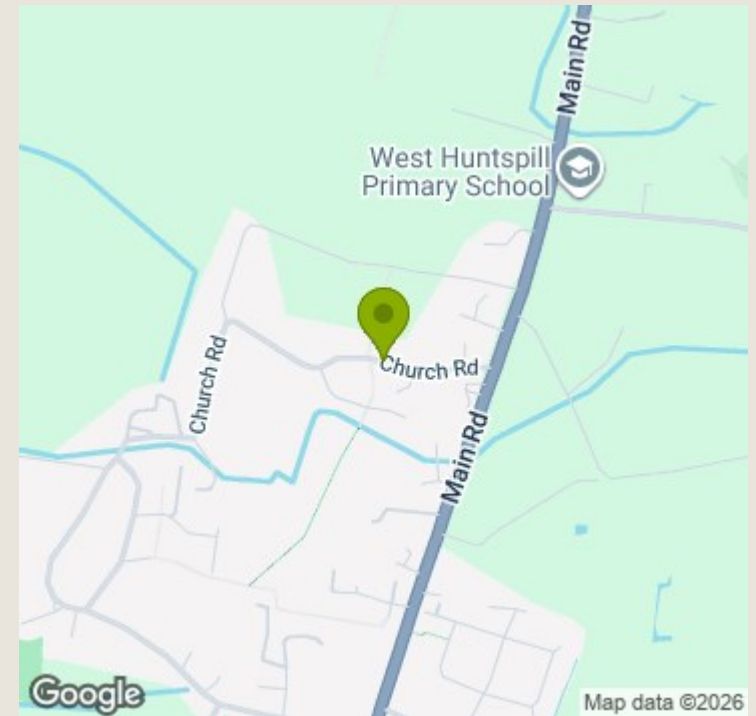








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

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

