



GIBBINS RICHARDS 

22 Main Road, West Huntspill, Nr. Highbridge TA9 3DN

£367,500

GIBBINS RICHARDS 
Making home moves happen

A well presented three double bedroom family home benefiting from private gated entrance with off road parking for multiple vehicles, large workshop, double glazing throughout and large rear garden. The accommodation comprises in brief of entrance porch, entrance hallway, sitting room, dining room, kitchen, sun lounge, shower room/WC. To the first floor are three double bedrooms and family bathroom. Externally the property benefits from low maintenance private gated front garden with off road parking for multiple vehicles, side access to the large rear garden and work shop which is graveled and laid to lawn.

Tenure: Freehold / Energy Rating: D / Council Tax Band: D

The property is lies approximately 6.9 miles from Bridgwater Town Centre and 3 miles from Burnham-On-Sea High Street. Bridgwater & Burnham both offer an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway together with a mainline intercity railway station.

DETACHED
LARGE GARDEN
WORKSHOP
DOUBLE GLAZING THROUGHOUT
OFF ROAD PARKING
EASY ACCESS TO THE M5
GAS CENTRAL HEATING





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Entrance Porch	6' 0" x 3' 2" (1.82m x 0.97m) With door leading into;
Hallway	With doors leading into the sitting room, dining room and kitchen. Stairs leading to the first floor.
Sitting Room	14' 10" x 12' 0" (4.52m x 3.67m) Front aspect bay window. Fireplace.
Kitchen	12' 0" x 7' 6" (3.67m x 2.29m) Cooker with gas hob. Plumbing for dishwasher and washing machine. Dual aspect side windows.
Dining Room	13' 0" x 10' 5" (3.95m x 3.18m) Fireplace and double doors opening to;
Sun Lounge	13' 1" x 8' 6" (4m x 2.58m) French doors leading into the rear garden.
Shower Room	8' 2" x 5' 5" (2.48m x 1.64m) Electric shower, wc and wash basin.
First Floor Landing	With doors leading to the family bathroom and 3 double bedrooms. Airing cupboard.
Bedroom 1	12' 10" x 9' 10" (3.92m x 2.99m) Rear aspect window. Built-in wardrobes.
Bedroom 2	13' 0" x 10' 4" (3.96m x 3.16m) Dual front aspect windows.
Bedroom 3	9' 7" x 7' 8" (2.91m x 2.33m) Front aspect window.
Family Bathroom	5' 8" x 5' 8" (1.73m x 1.72m) White three piece suite and privacy glass window.
Outside	Multiple off road parking to the front of the property with private gated entrance. Side access to the large extending rear garden which is gravelled and laid to lawn with storage sheds and workshop 29' 2" x 12' 2" (8.88m x 3.7m) with power and lighting.



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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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Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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