



GIBBINS RICHARDS ▲

7 Church Road, East Huntspill, Nr. Highbridge TA9 3PG

£289,950

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Making home moves happen

A well proportioned and extended four bedroom semi-detached house within the popular East Huntspill village. The property benefits from off road parking for multiple vehicles, double glazing throughout, log burner, master bedroom with en-suite. The accommodation comprises in brief; entrance hallway, sitting room, kitchen/dining room, garage/utility, four first floor double bedrooms (master with en-suite) and family bathroom.

Tenure: Freehold / Energy Rating: E / Council Tax Band: C

The property lies approximately 7.4 miles from Bridgwater town centre and 5 miles from Burnham-On-Sea, High Street. Bridgwater and Burnham On Sea 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.

VILLAGE LOCATION
OFF ROAD PARKING FOR MULTIPLE VEHICLES
ELECTRIC HEATING
DOUBLE GLAZING THROUGHOUT
EASY ACCESS TO THE M5 MOTORWAY
FOUR FIRST FLOOR DOUBLE BEDROOMS
GROUND FLOOR WC / EN-SUITE / FAMILY BATHROOM





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Entrance Hallway	Leading to sitting room and kitchen. Stairs to first floor.
Sitting Room	15' 9" x 11' 10" (4.8m x 3.6m) Front aspect bay window. Log burner.
Kitchen	19' 0" x 10' 2" (5.8m x 3.1m) Door to garage. Pantry cupboard. Rear aspect window.
Dining Area	10' 6" x 8' 6" (3.2m x 2.6m) Rear aspect bay window. Sliding door to rear garden.
Garage	16' 9" x 11' 2" (5.1m x 3.4m) Up and over door. Power and lighting. Leading to utility space.
Utility	11' 6" x 7' 10" (3.5m x 2.4m) Door to rear garden. Side aspect window. Plumbing for washing machine. WC and sink.
First Floor Landing	Doors to four bedrooms and family bathroom.
Bedroom 1	11' 6" x 10' 10" (3.5m x 3.3m) Front aspect window. Built-in wardrobe.
En-Suite Shower Room	7' 7" x 4' 7" (2.3m x 1.4m) Rear aspect obscure window. WC and wash basin and walk-in shower.
Bedroom 2	10' 10" x 9' 6" (3.3m x 2.9m) Rear aspect window. Built-in wardrobe. Wash hand basin.
Bedroom 3	12' 2" x 8' 10" (3.7m x 2.7m) Front aspect window. Storage cupboard.
Bedroom 4	12' 6" x 6' 7" (3.8m x 2.0m) Front aspect window. Built-in cupboard.
Family Bathroom	9' 10" x 5' 11" (3.0m x 1.8m) Rear aspect obscure window. WC, wash hand basin, bath, separate shower.
Outside	To the front there is off road parking for multiple vehicles. To the rear is a private and fully enclosed garden laid to patio and lawn.



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GROUND FLOOR
835 sq.ft. (77.6 sq.m.) approx.



1ST FLOOR
627 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA: 1462 sq.ft. (135.8 sq.m.) approx.

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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