



Main Road

West Huntspill, Bridgwater, TA9 3QZ

Asking Price £350,000

**Tamlyns**

## PROPERTY DESCRIPTION

Nearing completion. An attractive detached house, forming part of a small, select development of individually built properties situated within the popular and accessible village of West Huntspill. EPC TF

### Local Authority

Council Tax Band: New Build

EPC Rating:

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON  
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 454500**

[house.sales@tamlyns.co.uk](mailto:house.sales@tamlyns.co.uk)



# PROPERTY DESCRIPTION

## Location

The village of West Huntspill offers a range of amenities, including a primary school, church, public houses and a restaurant. The towns of Highbridge and Burnham-on-Sea, to the north, and Bridgwater to the south, feature a wider range of everyday facilities along with access to the M5 motorway via junctions 22, 23 and 24.

## Directions

Proceeding north through the village, pass the first turning on the left for Church Road and then the turnings for Swell Close and Chapel Forge Close, where the turning for the development will be found immediately after on the left.

## Guarantee

We understand an Architect's Certificate will be issued.

## Material Information

Services. Mains gas, electricity, water and sewerage.

Mobile telephone and broadband coverage available. To confirm the nature of the coverage and speeds, etc., please see:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

The property has not flooded within the last five years. For more information, please see:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)

# PLAN



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

## 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. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location 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 all approximate.

