



2 Chapel Forge Close

West Huntspill, TA9 3SQ

Price £350,000



PROPERTY DESCRIPTION

A rare opportunity to purchase an attractive, deceptively sized three bedroom detached split level bungalow with double garage and gated secure off street parking for numerous vehicles set in an attractive corner plot with insulated workshop/home office.

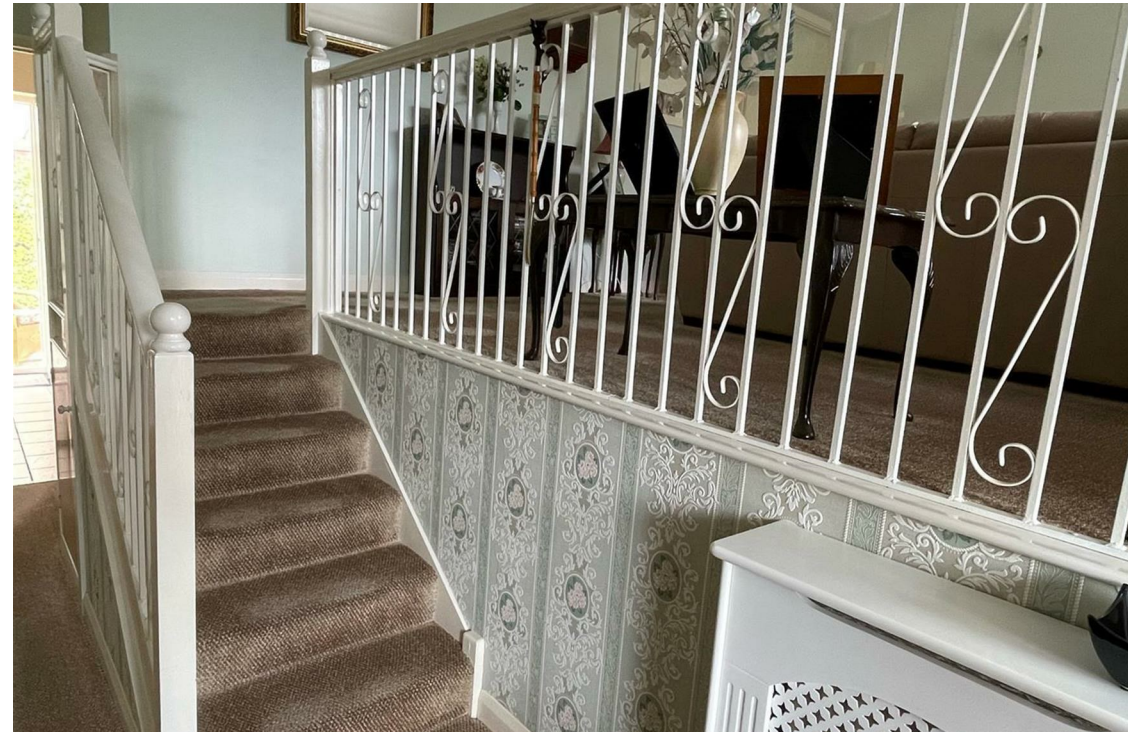
Entrance hall* cloaks/shower room* lounge* kitchen/dining room* conservatory* inner hall* three bedrooms* bathroom* double garage* secure gated off street parking for numerous vehicles* workshop/home office* attractive gardens. Must be seen.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C		61	
(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 obscured door to the:

Entrance Hall

Storage cupboard and stairs rising to the open plan gallery style lounge.

Cloakroom/Shower Room

Comprising tiled shower cubicle, close coupled w.c. vanity wash hand basin with cupboards below, high level upvc double glazed obscured window to the front. Interconnecting door to the bedroom.

Lounge

16'6" x 15'3" (5.03 x 4.67)

Upvc double glazed window to the front, feature fire surround with electric fire.

Kitchen/Dining Room

Kitchen Area

9'8" x 8'2" (2.97 x 2.49)

Fitted with a range of wall and floor units to incorporate eye level oven, gas hob and extractor fan, one and a half bowl drainer sink unit, plumbing for automatic washing machine, space for fridge and freezer, upvc double glazed window to the rear and part glazed door to the conservatory.

Archway to the:

Dining Area

9'6" x 8'5" (2.90 x 2.57)

Double glazed patio door opening to the rear garden.

Conservatory

10'5" x 6'7" (3.20 x 2.01)

Upvc double glazed construction with tiled floor. Upvc double glazed sliding patio doors opening to the rear garden.

Inner Hallway

Access to the boarded roof space with light and power. Offering great potential for numerous alternative uses subject to any necessary consents.

Bedroom 1

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

Triple built in wardrobes and upvc double glazed window to the front.

Bedroom 2

12'0" x 8'9" maximum (3.66 x 2.67 maximum)

Built in double wardrobe and upvc double glazed window to the rear.

Bedroom 3

7'10" x 6'3" (2.39 x 1.93)

Upvc double glazed window to the rear.

Bathroom

8'9" x 6'3" (2.69 x 1.91)

Comprising panelled bath with separate shower cubicle, close coupled w,c, pedestal wash hand basin and extractor fan. Tiled floor and upvc double glazed obscured window to the side.

PROPERTY DESCRIPTION

Outside

To the front of the property is a substantial wrought iron gate opening to the large brick pavier driveway offering off street parking for numerous vehicles and giving access to the:

Double Garage

16'9" x 14'7" (5.13 x 4.45)

With up and over door. Gas boiler supplying domestic hot water and radiators. Electric consumer unit.

Access can be gained either side of the property to the rear garden.

To the right hand side there is a pathway and to the left is an attractive area of garden laid for ease of maintenance and leads to a further side garden laid to lawn enjoying a good degree of privacy with borders containing shrubs and bushes.

Wrought iron gate gives access to:

Workshop/Home Office

15'1" x 6'11" (4.60 x 2.13)

This room is insulated with light and power, Upvc double glazed access door and upvc double glazed window.

Rear Garden

The rear garden is enclosed and laid to lawn with seating areas, mature shrubs and bushes.

The garden is an attractive feature of the property making a full inspection essential.

Description

The property is situated in the ever sought after village of West Huntspill within close proximity of town amenities of Highbridge as well as local walks.

This attractive detached split level bungalow is set in a tucked away cul-de-sac location and briefly comprises entrance hall with cloaks/shower room with "Jack and Jill" door to the main bedroom, elevated lounge, kitchen/dining room with conservatory off, three bedrooms and bathroom. The property is set in an attractive corner plot has a double garage, gas central heating and upvc double glazing.

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

Directions

Proceed out of Burnham-on-Sea towards Highbridge. At the junction with the A38 (Church Street) take a right and proceed through Highbridge to the next roundabout. Proceed across the roundabout into the village of West Huntspill and Chapel Forge Close will be found on the right hand side. Proceed into Chapel Forge Close bearing to the right and proceed to the end where the property will be found in a tucked away location on the left hand side.









Total area: approx. 124.9 sq. metres (1344.4 sq. feet)



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.
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 Alletsons up to £180 inc. VAT. Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £180 inc VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 Inc VAT

