



13 Alstone Lane
West Huntspill, TA9 3DR
Price £340,000

 **BERRYMAN'S**

PROPERTY DESCRIPTION

An attractive extended three / four bedroom semi detached house, set in a good size plot, enjoying an aspect over agricultural land to rear, situated in a highly sought after village location. Must be seen to be fully appreciated.

Entrance Porch* Entrance hall* Lounge/Bedroom 4* Large sitting room* Dining room* Kitchen* Conservatory* Three first floor bedrooms* Family Bathroom* Upvc double glazed windows* Gas central heating* Gated driveway offering off street parking for numerous vehicles* Garage* Good size garden to front and rear* Must be seen.

Local Authority

Sedgemoor District Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	59	
(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)

Two upvc double glazed doors, to

Entrance Porch

Tiled floor, further upvc double glazed obscured door, with matching side panels to the:

Entrance Hall

Stairs rising to first floor.

Cloakroom

Comprising close coupled w.c. wash hand basin, upvc double glazed obscure window.

Sitting room / Family room

26'1" x 9'10" narrowing to 9'5" (7.96 x 3.02 narrowing to 2.89)

Feature fire surround, tv point, double glazed sliding patio doors to conservatory.

Lounge / Bedroom 4

11'11" extending to 14'2" into bay (3.64 extending to 4.34 into bay)

Feature fire surround, with recessed wood burner.

Dining room

9'5" x 7'7" (2.88 x 2.32)

Upvc double glazed window to side, opening to:

Kitchen

12'2" x 8'5" (3.72 x 2.57)

Fitted with a modern range of wall and floor unit, to incorporate drainer sink units, space for range style cooker, space for fridge freezer, plumbing for automatic washing machine, stainless steel heated towel rail, upvc double glazed window to rear.

Conservatory

15'2" x 8'11" (4.64 x 2.73)

Part brick, part upvc double glazed construction, tiled floor, upvc double glazed french doors to rear garden.

First floor landing

Upvc double glazed window to side.

Bedroom

13'0" x 9'11" (3.97 x 3.03)

Upvc double glazed window to rear.

Bedroom

12'0" x 10'7" (3.67 x 3.23)

Upvc double glazed window to front.

Bedroom

7'4" x 6'11" (2.24 x 2.12)

Upvc double glazed window to front.

PROPERTY DESCRIPTION

Bathroom

9'4" x 7'8" (2.85 x 2.35)

Comprising panelled bath, separate shower cubicle, wash hand basin, close couple W.C, tiled walls, loft access, cupboard housing combination gas boiler supplying hot water and radiators, stainless steel heated towel rail.

Front garden

Outside to the front of the property there is an attractive garden laid to lawn with borders containing shrubs and bushes. A five bar gate, gives access to a driveway for the off street parking, which leads to the:

Car port

21'5" x 13'0" (6.54 x 3.97)

which then leads too:

Detached garage

18'6" x 9'7" (5.65 x 2.93)

Remote control roller door and light. Accessed from rear garden and set within the garage is the useful garden store.

Garden

Side gate gives access to the rear garden, which is of a good size, patio area, good size lawn area, borders containing various shrubs and bushes, Greenhouse, Log store. The gardens are a particular feature of this property, and make a full inspection essential.

Description

An extended semi detached house, offered on the market for sale for the

first time in over 30 years, set in a good size mature plot, offering highly flexible living accommodation, with up to four bedrooms, (one ground floor).

Must be seen to be fully appreciated.

The property is situated in a sought after village of West Huntspill within close proximity to commutal links, as well as the amenities of Highbridge and Burnham town centres

Directions

From Burnham on sea, proceed through to Highbridge, into the village of West Huntspill, turn right into Alstone Lane, proceed down Alstone Lane, where the property can be found on the left hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Gas central heating
- 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









Total area: approx. 159.9 sq. metres (1721.1 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.
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 £180 inc VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 Inc VAT

