



6 Mead Close

East Huntspill, TA9 3NF

Asking Price £239,950



PROPERTY DESCRIPTION

Attractive extended three bedroom semi detached house situated in a sought after cul-de-sac location within the ever sought after village of East Huntspill.

Entrance hall* lounge* dining room* sitting room* kitchen/breakfast room* three bedrooms* shower room* garage* off street parking for three vehicles* enclosed sunny aspect garden to the rear.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		63	
(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 obscure door to the:

Entrance Hall

Upvc double glazed window to the side. Stairs rising to the first floor, understair storage cupboard and further large storage cupboard. Storage heater and opening to the kitchen/breakfast room.

Lounge

13'5" x 11'9" (4.10 x 3.59)

Upvc double glazed window to the front, television point, bi-fold doors opening to the:

Dining Area

9'0" x 8'11" (2.75 x 2.72)

Wide opening through to the:

Sitting Room Area

9'2" x 7'9" (2.80 x 2.38)

Night storage heater, upvc double glazed French doors opening to the rear garden.

Kitchen/Breakfast Room

19'3" x 8'7" maximum (5.88 x 2.63 maximum)

Fitted with a range of wall and floor units to incorporate one and a half bowl drainer sink unit, breakfast bar, space for fridge, plumbing for automatic washing machine, electric hob with extractor hood over, upvc double glazed door to the side and upvc double glazed window to the rear.

First Floor Landing

Access to roof space. Upvc double glazed window to the side.

Bedroom 1

12'0" x 10'3" plus door recess (3.68 x 3.13 plus door recess)

Electric panel heater and upvc double glazed window to the front.

Bedroom 2

10'9" x 9'8" (3.29 x 2.97)

Built in storage cupboard, panel heater and upvc double glazed window to the rear.

Bedroom 3

7'6" x 7'5" (2.29 x 2.27)

Overstair storage cupboard, upvc double glazed window to the front.

Shower Room

8'0" x 5'6" (2.44 x 1.68)

Comprising shower cubicle, pedestal wash hand basin and close coupled w.c. Tiled walls and upvc double glazed window to the rear.

Outside

To the front is a boundary wall with garden area laid for ease of maintenance with borders containing shrubs and bushes.

Driveway providing off street parking for two/three vehicles.

Garage

Up and over door. Personal access door to the rear garden.

PROPERTY DESCRIPTION

Rear Garden

Laid for ease of maintenance with artificial lawn with raised borders containing shrubs and bushes. Summerhouse.

The garden enjoys a good degree of privacy and a sunny aspect.

Description

This three bedroom semi detached house has been extended on the ground floor to offer additional living accommodation.

The accommodation briefly comprises entrance hall, lounge with bi-fold doors opening to the dining area which in turn opens to a sitting room area. The kitchen has also been extended to provide a well appointed good size kitchen/breakfast room. To the first floor there are three bedrooms and a shower room.

The property further benefits from upvc double glazed windows, part electric heating, garage with long driveway providing off street parking and a sunny aspect garden to the rear.

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

Directions

From Burnham-on-Sea proceed to Highbridge taking a right turn onto the A38 (Church Street). Proceed to the next roundabout taking a left turn

onto Market Street. Proceed over the railway bridge and the next roundabout. Proceed over the motorway bridge and at the triangle take a right turn into Bason Bridge. Proceed into the village of East Huntspill and Mead Close will be found on the right hand side.

Material Information

Additional information not previously mentioned

- Mains electric and water
- Heating electric
- 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









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

