



9 Grove Road

West Huntspill, TA9 3RS

Price £349,950



# PROPERTY DESCRIPTION

A deceptively spacious, extended four/five bedroom detached, family home, situated in a cul de sac location within the popular village of West Huntspill

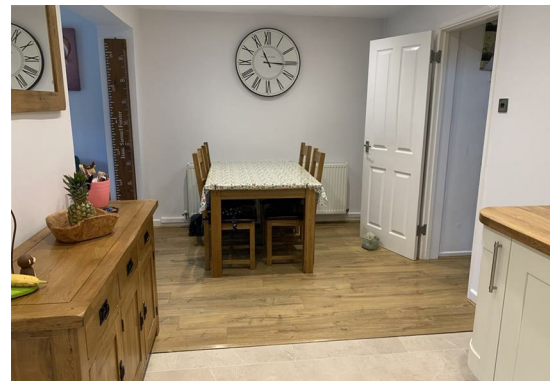
Entrance hall\* Cloakroom\* Lounge\* Playroom/bedroom 5 (converted from the former garage)\* Open plan, beautifully appointed, recently re-fitted kitchen/dining/family room with French doors to rear garden\* Four bedrooms and family bathroom\* Gas central heating\* Double glazing\* Good-size, lawned rear garden\* Parking to the front\* Must be viewed internally to be fully appreciated.

## Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		75	
(69-80) C			
(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)

Entrance storm canopy with double glazed entrance door with obscured panels to the:

### Entrance Hall

Stairs rising to the first floor.

### Cloakroom

3'7" x 2'11" (1.11 x 0.91)

Comprising low level w.c, wall mounted wash hand basin with shelving under, radiator, high level double glazed obscured window.

### Open plan Kitchen/Dining/Family Room

18'7" x 17'7" maximum overall (5.67 x 5.36 maximum overall)

A lovely, family space set in a 'u' shape with the recently fitted kitchen to one side and family/dining room to the other.

### Kitchen Area

Recently refitted with an extensive range of cream fronted units including base cupboards and drawers with matching wall mounted cupboards and contrasting wooden worksurfaces. Belfast style sink with double drainer and mixer tap. Double glazed window overlooking the rear garden. Double glazed door to side. Integrated fridge/freezer and dishwasher, space for washing machine, space for range oven with extractor fan over.

### Dining Area

Radiator and space for table and chairs. Square opening to:

### Family Room

Double glazed French doors to rear garden.

### Lounge

15'3" x 10'6" (4.66 x 3.22)

Approached via double multi pane doors from the hall with double glazed window to the front, double multi pane doors from the hallway, radiator.

### Play Room/Bedroom 5

14'11" x 7'3" (4.56 x 2.21)

With double glazed window overlooking the front, radiator, cupboard housing the Worcester gas fired boiler.

### First Floor Landing

Radiator, access to roof space and built in cupboard with slatted shelving.

### Master Bedroom

12'3" x 9'6" (3.74 x 2.92)

With radiator, double glazed window to the front.

### Bedroom 2

9'4" x 7'3" (2.86 x 2.23)

Radiator, double glazed window overlooking the rear garden.

### Bedroom 3

8'5" x 8'6" (2.59 x 2.61)

Radiator and double glazed window overlooking the rear garden.

### Bedroom 4 (currently study)

9'7" x 5'10" (2.93 x 1.78)

Radiator and double glazed window overlooking the front.

### Family Bathroom

6'5" x 5'1" (1.98 x 1.56)

Comprising white suite of panelled bath with Mira wall mounted shower over and sliding folding shower screen, pedestal wash hand basin and low level w.c. Radiator, obscured double glazed window.

### Outside

The front of the property is laid to hardstanding providing parking.

# PROPERTY DESCRIPTION

Small lawned and gravelled area to the side and gate and pathway leading to the rear garden.

## Rear Garden

Laid mainly to lawn with two patio areas, two timber garden sheds, outside tap, raised flower border, further area to the other side of the property laid to gravel for storage and gives access to the kitchen.

The garden enjoys a good degree of privacy and is surrounded by timber fencing.

## Description

Berrymans are pleased to be able to offer for sale this deceptively spacious, extended family home, tucked away in a cul de sac location in the popular village of West Huntspill.

The accommodation is arranged over two floors and has been well maintained by the present vendors. Offering a balance of open plan, family space and formal reception space, the former garage has been converted into what is currently used as a playroom but could equally provide a fifth bedroom if required.

A particular feature of the property is the open plan, recently re-fitted kitchen/dining room/family room which offers a comprehensive range of modern units with contrasting worktop surfaces, integrated appliances and space for a range cooker, space for dining table and chairs and opening to a family sitting room with doors to rear garden.

The first floor provides four bedrooms (the fourth of which is in current use as an office) and a family bathroom. Heating is by way of a gas fired, combination boiler and the property is double glazed.

Externally, the front of the property provides parking whilst the rear garden is of a good-size, enclosed and mainly laid to lawn.

## Directions

From the M5 (Junction 22) at Edithmead, take the first exit onto the A38. At the roundabout, take the third exit and continue on the A38 over the railway bridge and take the second exit from the ASDA roundabout onto Church Street. Continue to the mini roundabout and take the second exit onto Huntspill Road. Continue straight over at the next roundabout and through the village of West Huntspill. Turn right opposite the Crossways Inn into Church Road. Proceed down Church Road turning right into Silver Street and second right into Grove Road where the property can be found on the left hand side.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- No Flooding in the last 5 years or not
- 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](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)

Flood Information:

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

