



9 Alstone Gardens
West Huntspill, TA9 3DP
Price £259,950

 **BERRYMAN'S**

PROPERTY DESCRIPTION

Extended detached bungalow situated in a sought after cul-de-sac location that has been in the same ownership since it was built with the benefit of double length tandem garage with workshop off.

Entrance hall* lounge* kitchen* garden room* two bedrooms with the master having a dressing room off* bathroom* double glazed windows* gas central heating* double length tandem garage with workshop off* attractive enclosed gardens to the rear.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: E



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Double glazed door with obscure glazed side panel to the:

Entrance Hall

Loft access.

Lounge

14'0" x 13'11" (4.27 x 4.25)

Feature fire surround with gas fire. Upvc double glazed bow window to the front.

Kitchen

13'11" x 9'7" (4.25 x 2.94)

Fitted with a range of wall and floor units to incorporate one and a half bowl drainer sink unit, electric cooker point, plumbing for automatic washing machine, pantry, airing cupboard and upvc double glazed window to the rear. Multi pane door to the:

Garden Room

9'7" x 6'0" (2.93 x 1.84)

Timber construction with upvc double glazed windows, range of built in storage cupboards and upvc double glazed door to outside.

Master Bedroom

16'1" x 9'0" (4.91 x 2.75)

Upvc double glazed window to the side. Range of built in wardrobes and door to the:

Dressing Room/Occasional Bedroom

9'0" x 8'1" (2.75 x 2.47)

Dual aspect upvc double glazed windows to the side and rear.

Bedroom 2

11'1" x 11'1" (3.40 x 3.38)

Double built in mirror fronted wardrobe and upvc double glazed window to the front.

Bathroom

Comprising panelled bath with shower over, pedestal wash hand basin and close coupled w.c. Part tiled walls and upvc double glazed obscured window to the rear.

Outside

To the front of the property is a boundary wall with a front garden area laid mainly to lawn with borders containing shrubs and bushes.

To the left hand side of the property is a gate giving access to the rear garden.

To the right hand side is a driveway offering off street parking and access to the:

Tandem Garage

42'8" x 9'3" maximum (13.03 x 2.84 maximum)

With remote control roller door, upvc double glazed door to the rear garden and upvc window to the side. Internal door to the:

PROPERTY DESCRIPTION

Workshop

11'4" x 11'1" maximum (3.46 x 3.40 maximum)

Window to the side.

Rear Garden

Laid for ease of maintenance with mature bushes and shrubs. Greenhouse.

The gardens are an attractive feature of this property making a full inspection essential.

Description

This attractive detached bungalow has been in the same ownership since it was built and has been extended to offer highly versatile living accommodation that briefly comprises entrance hall, lounge with bow window to the front, well appointed kitchen with garden room off, two bedrooms with the master bedroom having been extended to create a useful additional space which could be utilised as a dressing room or occasional bedroom. There is a bathroom, gas central heating, upvc double glazed windows and a double length tandem garage with workshop off and enclosed mature garden to the rear.

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

Directions

From Burnham-on-Sea proceed through Highbridge taking a right turn into Alstone Lane. Proceed down Alstone Lane taking the first right into

Alstone Gardens. Proceed down Alstone Gardens where the property will be found on the right hand side.

Material Information

Additional information not previously mentioned

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

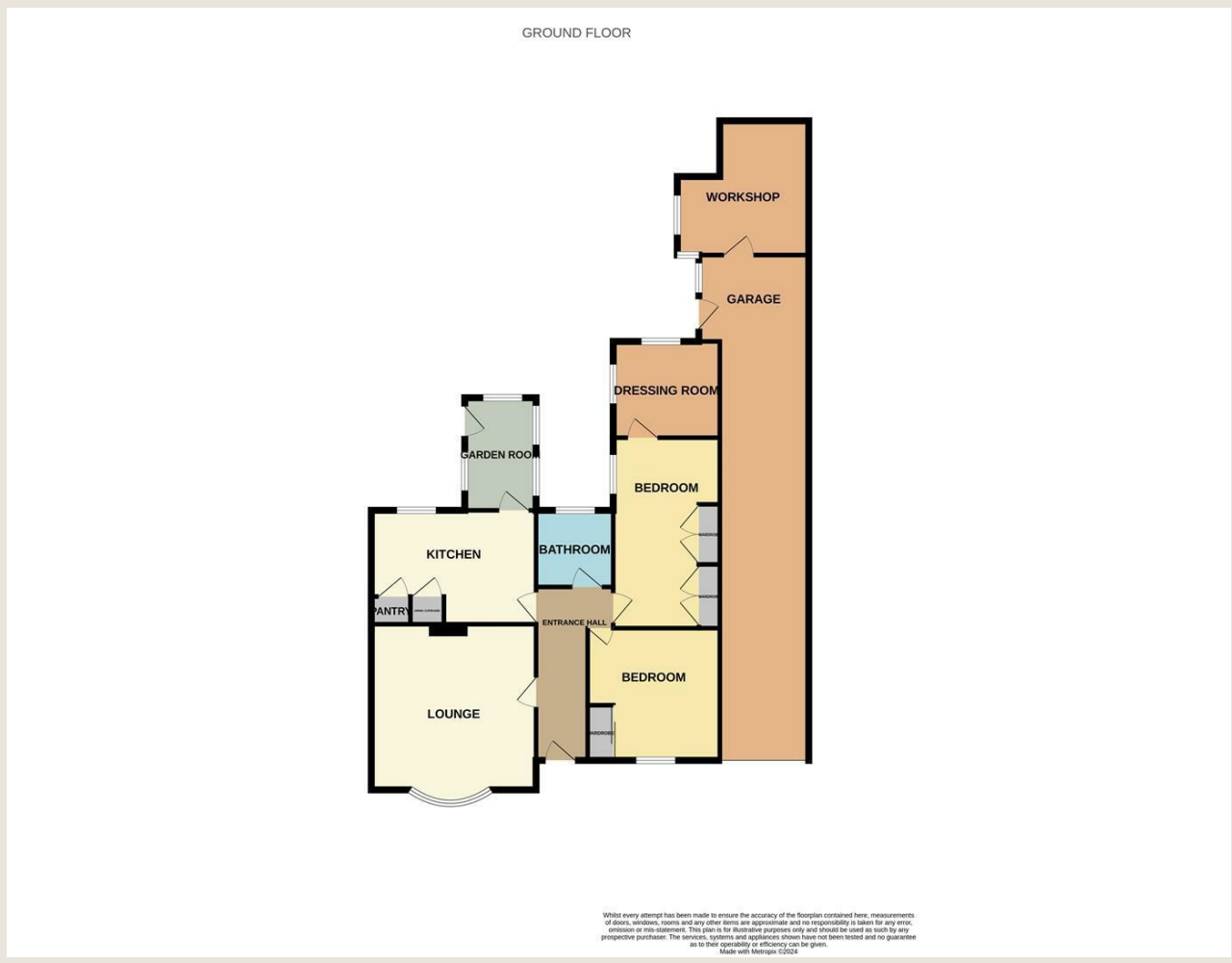
Flood Information:

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

