



4 New Road

East Huntspill, TA9 3PT

Price £325,000



PROPERTY DESCRIPTION

An extended three bedroom detached bungalow situated in a highly sought after village location having been in the same ownership since it was built and offered in good order throughout.

Entrance porch* entrance hall* lounge* cloakroom* extended kitchen/breakfast room* three double bedrooms* bathroom* burglar alarm system* garage* off street parking for numerous vehicles* enclosed gardens to the front and rear.



Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: E



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(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)

Upvc double glazed door with two matching side panels to the:

Entrance Porch

With tiled floor and light. Obscure glazed door with matching side panels to the:

Entrance Hall

Airing cupboard, cloaks cupboard and access via loft ladder to boarded roof space with light.

Cloakroom

Close coupled w.c., upvc double glazed obscured window to the side.

Lounge/Diner

22'7" x 11'7" (6.89 x 3.54)

Two upvc double glazed windows to the front, television point, wall light points, electric fire with open fireplace behind. Door to the:

Kitchen/Breakfast Room

18'4" maximum x 12'8" (5.61 maximum x 3.88)

Fitted with an extensive range of wall and floor units to incorporate integrated eye level double oven, electric hob, extractor hood, plumbing for dishwasher, double bowl sink, area for breakfast table and chairs, upvc double glazed window to the side and door to the:

Rear Porch

Tiled floor and upvc double glazed door to outside.

Utility Room

5'6" x 3'6" (1.69 x 1.08)

With work surface, plumbing for automatic washing machine, floor standing Grant oil fired boiler supplying domestic hot water and radiators, upvc double glazed window to the side.

Bedroom 1

13'3" x 11'6" (4.04 x 3.53)

Upvc double glazed window to the rear.

Bedroom 2

11'1" x 10'2" (3.40 x 3.12)

Upvc double glazed window to the rear.

Bedroom 3

11'9" x 8'6" (3.60 x 2.61)

Range of built in bedroom furniture and upvc double glazed window to the side.

Bathroom

13'3" x 4'7" (4.06 x 1.41)

Comprising panelled bath, good sized shower cubicle, close coupled w.c., vanity wash hand basin with cupboards below, heated towel rail, tiled walls, upvc double glazed window to the side.

Outside

To the front of the property there is a boundary wall with two wrought iron gates opening to block pavier driveway offering off street parking for numerous vehicles which in turn leads to the:

Garage

16'7" x 8'7" (5.08 x 2.64)

With up and over door, light and power. Window to the rear and personal access door to the rear garden.

The front garden is laid to lawn.

To the left hand side of the property is a side gate giving access to the:

PROPERTY DESCRIPTION

Rear Garden

Attractive enclosed garden laid to lawn with two areas of decorative stone. Outside tap and outside light.

In the garden are two sheds.

Shed 1

9'6" x 6'1" (2.91 x 1.86)

Light and power.

Shed 2

6'4" x 4'7" (1.94 x 1.41)

Oil tank.

Description

This attractive detached bungalow is situated in a highly sought after village location and has been in the same ownership since it was built.

The property offers well proportioned living accommodation that has been well maintained and extended to offer entrance porch, entrance hall, cloakroom, good sized lounge/diner, extended kitchen/breakfast room with utility area off, three double bedrooms and bathroom. There are upvc double glazed windows, oil central heating, gated driveway offering off street parking for numerous vehicles, garage and good sized gardens to the front and rear.

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

Directions

From the M5 junction 22 roundabout proceed towards Highbridge along the A38 taking a left after approximately 300 yards signposted East Huntspill and Mark. Proceed to the T junction take a right turn signposted Bason Bridge and East

Huntspill. After approximately one quarter of a mile bear left and proceed through the village of East Huntspill taking a right into New Road. Proceed into New Road where the property will be found on the right hand side adjacent to the primary school.

Material Information

Additional information not previously mentioned

- Mains electric and water
- Water metered
- Oil central heating with oil tank in the garden
- Flooding in the last 5 years or not. Please state.
- 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

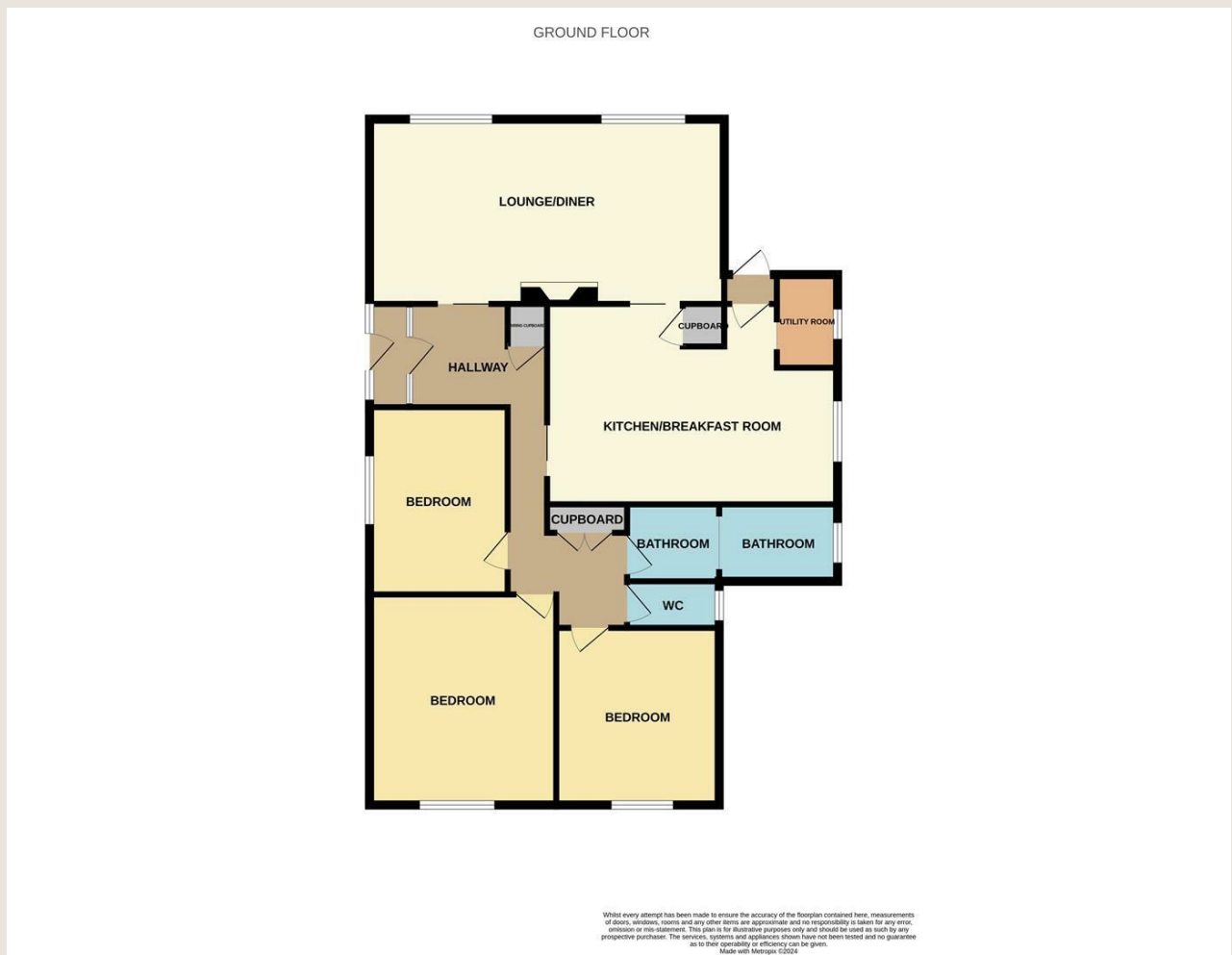
Flood Information:

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

