



1 Chapel Forge Close

West Huntspill, TA9 3SQ

Price £325,000



PROPERTY DESCRIPTION

An opportunity to purchase an attractive, deceptively sized three bedroom detached split level bungalow with double garage situated in a sought after cul-de-sac location having been in the same ownership since it was built, now in need of some updating.

Entrance hall* lounge* kitchen/diner* three bedrooms* master en suite shower room* family bathroom* double glazed windows* gas central heating* double garage* off street parking* enclosed garden to the rear. In need of some updating.



Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		60	
(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)

Part glazed door and matching side panel to the:

Entrance Hall

Stairs rising to the lounge with understair storage cupboard.

Lounge

15'8" x 14'9" (4.80 x 4.52)

Stripped wooden flooring, upvc double glazed window to the front.

Kitchen/Dining Room

20'2" x 10'2" maximum (6.15 x 3.10 maximum)

Fitted with a range of wall and floor units to incorporate integrated oven, gas hob and extractor fan, plumbing for automatic washing machine, single drainer sink with drainer, upvc double glazed door to the rear and upvc double glazed window to the rear. Upvc double glazed patio doors to the rear. Wall mounted gas boiler supplying domestic hot water and radiators.

Master Bedroom

11'8" x 11'4" maximum (3.58 x 3.47 maximum)

Built in wardrobes, upvc double glazed window to the front and door to the:

En Suite Shower Room

9'6" x 2'2" (2.91 x 0.68)

Shower cubicle with tiled walls, close coupled w.c. wash hand basin, extractor fan, double glazed obscured window to the front.

Bedroom 2

12'2" x 8'10" (3.73 x 2.71)

Upvc double glazed window to the rear.

Bedroom 3

6'7" x 5'9" (2.03 x 1.76)

Upvc double glazed window to the rear.

Family Bathroom

8'9" x 5'4" (2.67 x 1.65)

Comprising panelled bath with electric shower over, close coupled w.c., pedestal wash hand basin, bidet, extractor fan and upvc double glazed obscured window to the side.

Outside

To the front of the property is an open plan garden laid to lawn with bushes and shrubs.

Driveway offers off street parking and leads to the:

Double Garage

With up and over door. Plumbing for automatic washing machine.

To the side of the property is an access gate leading to the:

Rear Garden

Enclosed with patio area, lawn area and enjoying a good degree of privacy.

PROPERTY DESCRIPTION

Description

The property is situated in the ever sought after village of West Huntspill within close proximity of the town amenities of Highbridge as well as local walks etc.

This attractive split level bungalow has been in the same ownership since it was built and is set in a tucked away location briefly comprising entrance hall, good sized lounge, kitchen/dining room, three bedrooms with the master having an en suite shower room and a family bathroom.

The property benefits from gas central heating, double glazed windows, good sized double garage with "potential" and enclosed garden to the rear.

The property is in need of some upgrading works and offers a great opportunity for an individual to put their own mark on this deceptively sized family home.

Directions

Proceed out of Burnham-on-Sea towards Highbridge and at the junction with the A38 (Church Street) take a right proceeding through the town of Highbridge. At the next roundabout proceed across the roundabout into the village of West Huntspill and Chapel Forge Close will be found on the right hand side. Proceed into Chapel Forge Close bearing to the right where the property will be found at the end of the cul-de-sac.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water 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

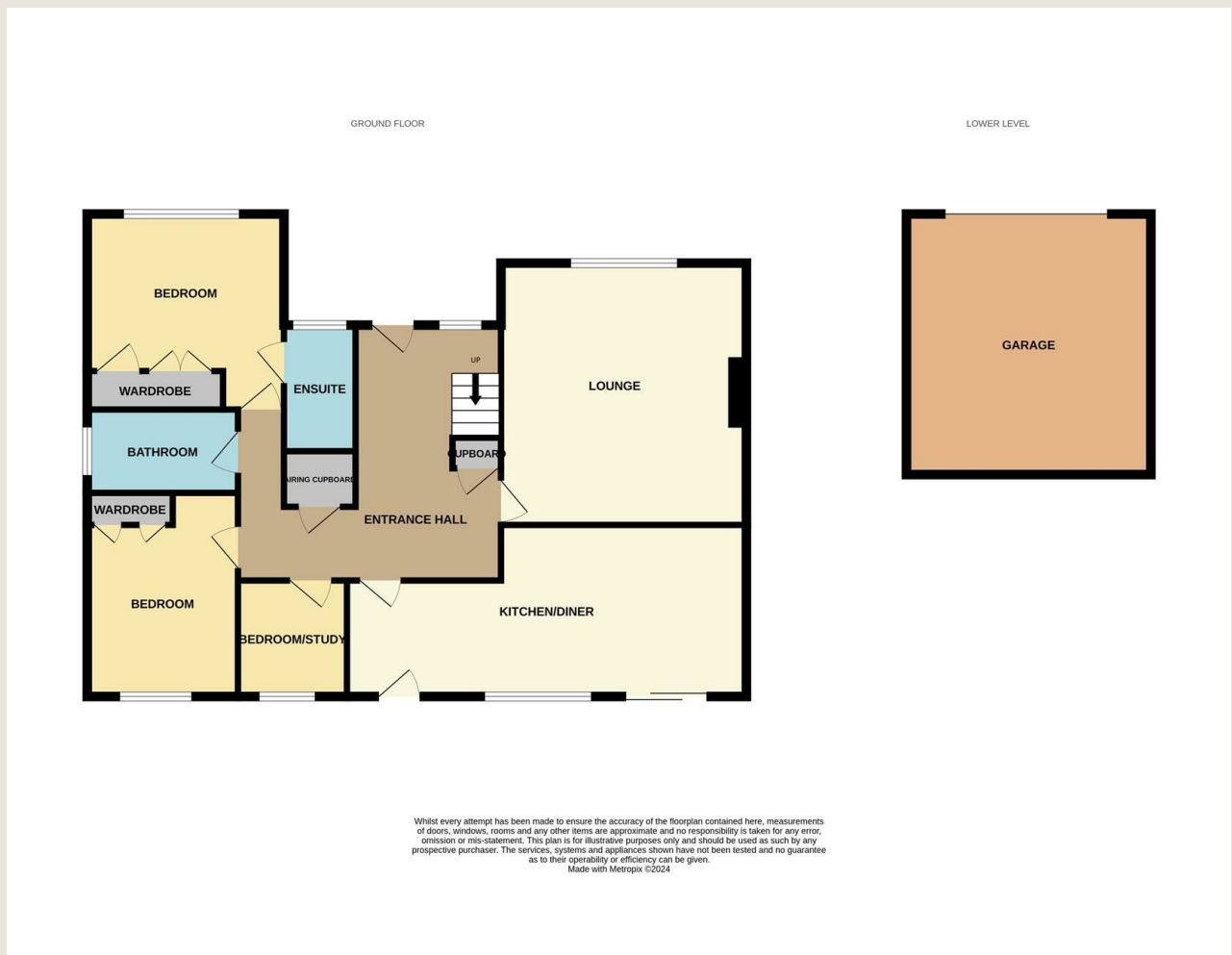
Flood Information:

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

