

# Church Close

East Huntspill, TA9 3QF

COOPER  
AND  
TANNER



**£280,000 Freehold**

This immaculately presented property has been renovated to superb standards and is offered to the market with no onward chain.

# Church Close

## East Huntspill

TA9 3QF

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## £280,000 Freehold

### ACCOMMODATION:

The property is accessed principally via the front vestibule opening into the open plan living dining space. This space has been designed to give you dedicated zones that move seamlessly through to one another. The living area is situated to the front benefitting from a log burner strategically fitted under the staircase making use of this space. The kitchen has been fitted to the highest specification, with downlighters and top of the range integral appliances. The kitchen is finished in a gloss grey with white roll top work surfaces. To the rear is an extension offering further living space with bi-folding doors leading onto the garden with large sky lights allowing natural light to flood the area.

Upstairs, are two double bedrooms. One of which benefitting from an en-suite and the other a family bathroom. Each room has been finished to exceptional standards with no detail left untouched.

### OUTSIDE:

Zonal areas have been carried from the downstairs living space into the garden. With a BBQ area on the patio, flowing seamlessly into a lawned area with pond. To the rear is a veg growing area and a gate to access the pathway behind the properties. There is also gated side access to the en bloc garage which is situated next to the property.

### SEVICES:

Mains electric, water and drainage are connected, with electric heating installed. The property is currently banded B for council tax, and falls under Somerset Council.

### LOCATION:

The village of East Huntspill offers a range of facilities including a church, cricket ground and a village hall. There are excellent transport connections to both the M5 (2.5miles) giving access to Bristol, Taunton and Exeter. The closest mainline railway is at Highbridge (2.5 miles) with links to Bristol and London. The larger town of Burnham-on-sea offers a wide range of facilities. The nearest schools are East Huntspill and Mark First School for primary and King Alfred and Hugh Sexey Middle School for secondary, both with good reputations.

### VIEWING ARRANGEMENTS:

Strictly via Cooper and Tanner on 01934 740055. If arriving early, please wait to be greeted by a member of our team.





# Church Close, East Huntspill, Highbridge, TA9

Approximate Area = 1027 sq ft / 95.4 sq m

Outbuilding = 14 sq ft / 1.3 sq m

Total = 1041 sq ft / 96.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2023. Produced for Cooper and Tanner. REF: 979501

## CHEDDAR OFFICE

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