

Guide Price
£260,000
Freehold





32 Church Road, East Huntspill, Highbridge, Somerset TA9 3PL



- ### Features
- Three generously sized bedrooms
 - Two bathrooms
 - Garage for extra storage
 - No onward chain
 - Quiet, serene neighbourhood
 - Nearby green spaces
 - Close to public transport
 - Strong local community
 - Opportunity to modernise
 - Ample space for custom kitchen

Summary of Property

Presenting a semi-detached house for sale, ideally suited for families or couples desiring a property that they can put their personal touch on. This property, located in a quiet and strong local community, offers an abundance of benefits including excellent public transport links, proximity to well-regarded schools, and abundant green spaces nearby for recreational activities.

The house itself is in need of modernising, providing a perfect canvas for those looking to create their dream home. The property features a total of three bedrooms, offering ample living space for a family. The master bedroom, along with the other two bedrooms, have been maintained well, and though they require a touch of modernisation, they hold immense potential.

One of the unique features of this property is the existence of a single, spacious reception room. This space can serve as the heart of the home, a place for the family to gather and spend quality time. Adjacent to this room, you'll find an open-plan kitchen that needs updating, fused seamlessly with a dining room. This kitchen-dining room combo provides a warm and sociable cooking and dining environment, adding a homely touch to the property.

Further enhancing the property's appeal are two bathrooms, providing convenience for a family or hosting visitors. Another striking feature of this property is a garage offering additional storage or parking space.

The property is also listed with no onward chain, ensuring a smooth and swift transaction for the buyer. With a council tax banding of B, the property offers reasonable local council tax charges.

In conclusion, this semi-detached house is a brilliant opportunity for those seeking a property to make their mark on, in a location surrounded by a strong community, good schools, and excellent transport links. The potential this home holds is vast, and with a little modernisation, it could be transformed into a truly beautiful residence.

Council Tax B: £1,702.28 for 2024/25 ----- Mains Electricity, Water and Drainage and Oil fuelled central heating.

Room Descriptions

CONSTRUCTION

Built of cavity wall construction with facing brick and a part external render. The roof is tiled and insulated. The property was extended a number of years ago providing additional accommodation on the ground and first floors. There is the benefit of oil powered central heating and UPVC double glazing windows.

ACCOMMODATION

ENTRANCE PORCH

Double glazed sliding patio doors, tiled floor and integrated door to the garage.

LOUNGE: 5.46m x 4.25m (17' 11" x 13' 11")

UPVC Entrance door with a feature oval double glazed panel. Reconstructed stone feature fireplace, double glazed windows, three radiators and a coved ceiling.

DINING KITCHEN: 6.18m x 4.3m (20' 3" x 14' 1")

Single drainer stainless steel sink unit, comprehensive range of base wall and drawer units with roll top working surfaces. Fitted 'New World' electric four ring hob with cooker hood. Fitted 'Stoves' oven, plumbing for an automatic washing machine, part tiled walls, tiled floor, built in cupboards, radiator. florescent strip light and dual aspect double glazed window. Also includes a double glazed door with access to the rear of the property.

SHOWER ROOM

Fully tiled with low level WC, shower area with a Mira shower, heated towel rail, double glazed windows and tiled floor.

LANDING

Double glazed window and access to loft space.

BEDROOM ONE: 4.49m x 2.85m (14' 9" x 9' 4")

Double glazed window and radiator.

BEDROOM TWO: 7.59m x 2.78m (24' 11" x 9' 1")

Double glazed window, radiator and airing cupboard with the hot water tank fitted with an electric immersion heater.

BEDROOM THREE: 4.04m x 3m (13' 3" x 9' 10")

Double glazed window and radiator.

FAMILY BATHROOM

White suite comprises a panelled bath with shower attachment, pedestal wash hand basin with a low level WC, heated towel rail double glazed windows and fully tiled walls.

OUTSIDE

The front garden is laid to lawn with various shrubs and a concrete pathway. Vehicular access is to the rear of the property which is laid to concrete hardstanding with space for several vehicles and giving access to its garage.

GARAGE: 5.7m x 3.04m (18' 8" x 10' 0")

Up and over door and electric light.

SERVICES

Mains electricity, water and drainage are all connected with oil central heating.

TENURE

Freehold, vacant possession on completion.



Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropia ©2024

Material information					
Local Authority			Council Tax Band & Fee		
(Sedgemoor) Somerset			Band	B	
			Annual Price	£1,702.28	
Energy Performance Rating			.		
Utility Supply			Rights and Restrictions		
Electricity	Mains connected		Private Rights of Way	Ask Agent	
Heating	Oil Fuelled Central Heating		Public rights of way	Ask Agent	
Water	Mains connected		Listed Property	No	
Sewage	Mains Connected		Restrictions	Ask Agent	
Broadband	Yes	Speed Capacity (info from Openreach)		Floor Area:	Plot Size:
Type:	FOTP	Basic Superfast Ultrafast FF	1 Mbps 80 Mbps 1000 Mbps	915 ft ² 85 m ²	. Acres
Mobile Coverage (info from Signalchecker.com)	O2 EE Vodafone Three	● ● ●		Satellite / Fibre TV Availability	BT Sky Virgin ● ● x
Risks			Conservation Area		
Flooded in last 5 years	No – Annual Low Risk		No		
Flood defences	Seafront		Coalfield & Mining Area		
Source of flood	Surface Water Sea River Brue		No	Type : N/A	
Planning Permission & Development Proposals					
Details: N/A					
Property Accessibility & Adaptations					
Details: N/A					
Building Safety					
Details: N/A					

N.B. - Please be advised that the information above is provided to us from the Vendor of the property and information acquired by A&F and is supplied to the best of our knowledge.