



Guide Price
£315,000
Freehold

Ashlea Park, East Huntspill, Highbridge, Somerset TA9 3QQ
3 Bedroom Detached House



A spacious and well-maintained three-bedroom detached home, set within the popular Ashlea Park development in the village of East Huntspill. This property offers the ideal setting for family life or anyone looking for a peaceful retreat with excellent access to nearby amenities. The ground floor is thoughtfully arranged, starting with a welcoming entrance hall that leads into a generous kitchen and dining space – perfect for everyday living and entertaining guests.

Adjacent is a separate lounge, a cosy and relaxing area ideal for evenings in. At the rear, a bright conservatory adds valuable extra living space and opens directly onto the private garden. Whether you're enjoying it as a reading nook, dining space, or sunny retreat, it offers real flexibility. Practical touches on the ground floor include a utility area and a downstairs WC, helping to keep day-to-day living organised and comfortable.

Upstairs are three well-sized bedrooms and a modern family bathroom, all presented in a neutral style and ready to move into. Each room offers space for both rest and storage, making it ideal for growing families or visiting guests. Outside, the home enjoys a good-sized enclosed garden with both patio and lawn areas – perfect for outdoor dining, children’s play or simply enjoying the fresh air.

A double garage and large driveway offer plenty of parking and additional storage space. Positioned in a quiet cul-de-sac, this home is just a short drive from Burnham-on-Sea, with easy access to the M5, local schools, and countryside walks. A fantastic home in a desirable setting – viewings are highly recommended.

EPC: E (31/01/2025) Somerset Council Tax Band: C - £2,082.92 for 2025/26



- Spacious open-plan kitchen/dining
- Sun-filled rear conservatory
- Generous double bedrooms upstairs
- Modern fitted family bathroom
- Convenient downstairs guest cloakroom
- Separate practical utility room
- Private enclosed rear garden
- Double garage and driveway parking
- Electric heating throughout



Accommodation

Entrance Hall

Welcoming and spacious, the entrance hall sets the tone for the rest of the property with its light and airy feel. Stairs rise to the first floor, with access to the kitchen/dining room, living room, downstairs W/C, and utility area.

Lounge: 12' 4" x 14' 0" (3.76m x 4.27m)

A comfortable and generously proportioned lounge filled with natural light. Whether you're relaxing with a book or entertaining friends, this room provides a warm and welcoming atmosphere.

Kitchen & Dining Room: 27' 0" x 10' 1" (8.22m x 3.07m)

The true heart of the home – this open and sociable space is ideal for both daily life and entertaining. Thoughtfully laid out, it offers plenty of room for a dining table and is perfect for cooking, dining, and spending time together.

Utility Room

Located conveniently off the kitchen, this separate space houses laundry appliances and offers additional storage – keeping the main kitchen area clutter-free.

Downstairs Cloakroom

A neatly fitted cloakroom with toilet and wash basin, providing useful facilities for guests and everyday living.

Conservatory: 14' 9" x 10' 3" (4.49m x 3.13m)

Accessed from the main living areas, the conservatory is a sun-drenched retreat. Perfect as a second dining space, a peaceful reading nook, or simply a place to enjoy the garden views all year round.

First Floor Landing

The landing gives access to all three bedrooms and the family bathroom, as well as a built-in storage cupboard.

Bedroom One: 9' 3" x 10' 11" (2.82m x 3.33m)

A large double bedroom with plenty of space for wardrobes and storage – an ideal principal bedroom.

Bedroom Two: 10' 1" x 9' 2" (3.07m x 2.79m)

Another generous double room, well-suited as a guest bedroom or a teenager’s room.

Bedroom Three: 6' 7" x 8' 10" (2.01m x 2.69m)

A good-sized single bedroom, perfect for a home office, nursery or child’s room.

Family Bathroom: 6' 7" x 5' 6" (2.01m x 1.68m)

Modern and stylishly finished with a suite including bath, wash basin and WC. A bright and functional space ideal for family life.

Double Garage: 19' 8" x 16' 6" (5.99m x 5.03m)

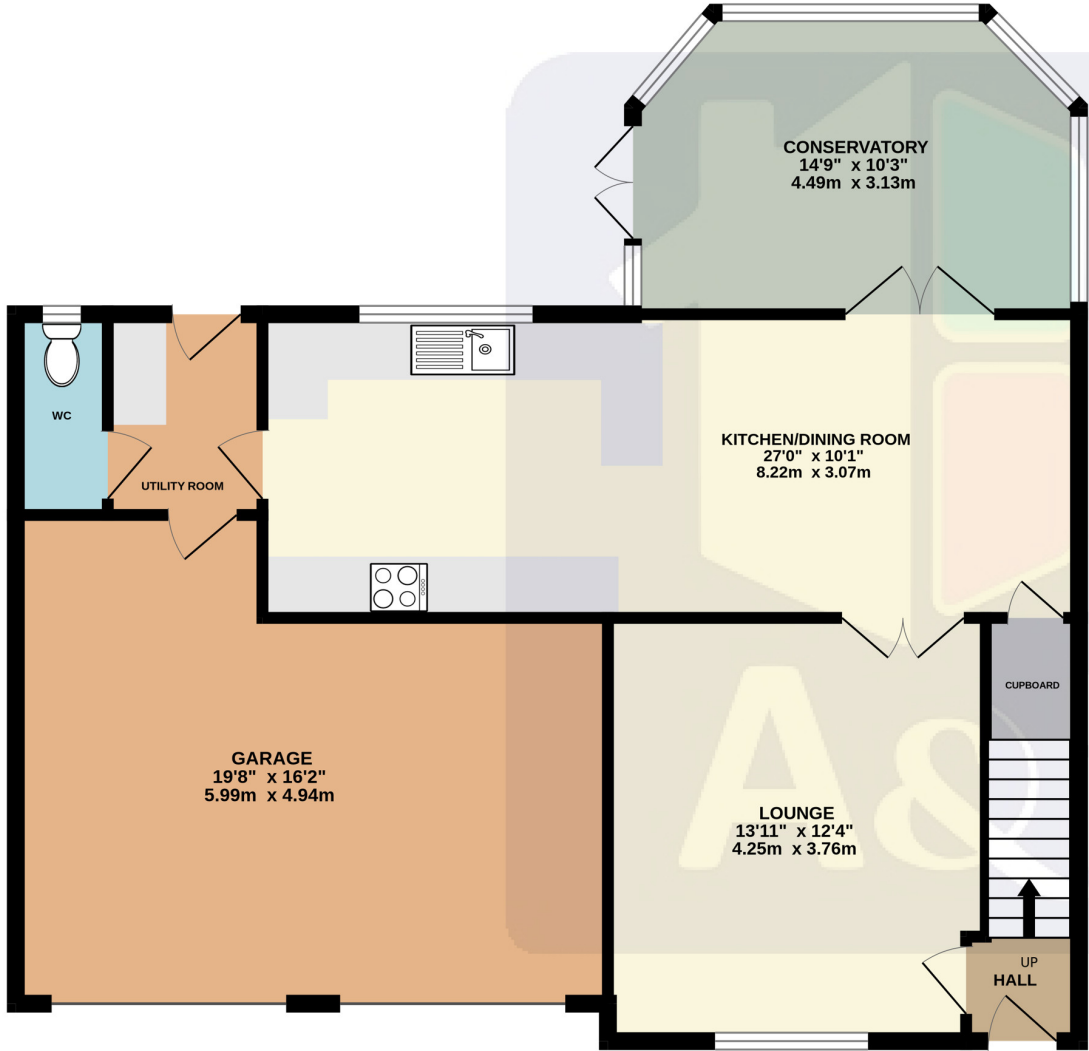
Externally

The property enjoys a private, enclosed rear garden, offering both seclusion and practicality. A patio area provides the perfect spot for outdoor dining or evening drinks, while the well-maintained lawn offers space for children, pets or recreational use. There is also rear access, ideal for bringing in bins, bikes or garden equipment without going through the house. To the front, the property benefits from ample driveway parking and a double garage, offering secure parking and excellent storage potential.

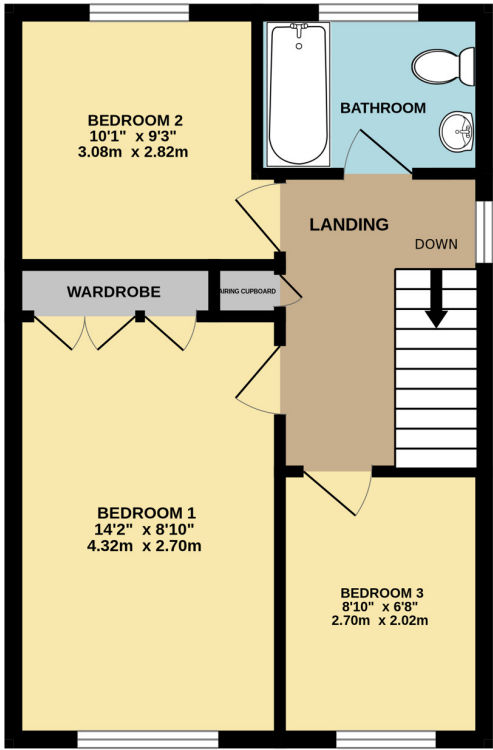




GROUND FLOOR



1ST FLOOR



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 Metropix ©2025

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 43 E | |
| 21-38 | F | | |
| 1-20 | G | | |

| Material Information |
|---|
| Council Tax Band & Charge for Current Year |
| Somerset Council Tax Band: C - £2,082.92 for 2025/26 |
| EPC Rating & Date Carried Out |
| EPC: E - 31/01/2024 |
| Building Safety |
| None Reported |
| Mobile Signal |
| Ofcom Mobile Coverage Checker Provides official indoor and outdoor coverage predictions across all major UK networks (EE, O2, Three, Vodafone) Ofcom Mobile Coverage Checker provides official predictions for indoor and outdoor coverage across all major UK networks (EE, O2, Three, Vodafone). |
| nPerf Mobile Coverage Map Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data. https://www.nperf.com/en/map/GSI-4-signal?lat=50.6978&lon=-3 |
| Mast Data Mobile Mast Summary Shows mast locations and coverage details for each mobile provider across the UK https://mastdata.com/coverage |
| Construction Type |
| Standard Construction |
| Existing Planning Permission |
| None Reported |
| Coalfield or Mining |
| None Reported |
| Disclaimer: The information provided above has been obtained directly from the sellers or their representatives. While every effort has been made to ensure its accuracy, we cannot guarantee its completeness or reliability and advise interested parties to carry out their own due diligence. |

