

Combe Terrace, East Huntspill, Highbridge, Somerset. TA9 3PP

£325,000 Freehold

FOR SALE



[www.housefox.co.uk](http://www.housefox.co.uk)



01934 314242  
01275 404601  
01278 557700  
[sales@housefox.co.uk](mailto:sales@housefox.co.uk)

## PROPERTY DESCRIPTION

House Fox Estate Agents are pleased to offer this extended four-bedroom semi-detached house, situated in the village of East Huntspill providing generous family accommodation with the added advantage of a separate annexe, ideal for multi-generational living or as a potential rental opportunity.

Believed to have been built in the 1950s by the local authority, the property has been sympathetically extended to create spacious and versatile living spaces.

The ground floor comprises an entrance hall, lounge, extended kitchen/breakfast room, utility room, and a ground-floor bathroom. On the first floor, there are four bedrooms, two of which benefit from en-suite facilities.

To the front, there is a private parking area offering off-road parking for two vehicles. The property also boasts a generously sized, enclosed, rear garden, with rear access via a lane leading to the residents' parking area.

The property has been partly renovated including the replacement of most inner doors with Oak strip doors & the new owners will have the opportunity to add their own stamp to the house with the additional work required to make this a fabulous family home.

Situated in a tucked-away cul-de-sac of similar properties, the house enjoys a semi-rural setting with picturesque countryside views in the village of East Huntspill. The village itself offers a range of amenities, including a local store, public house, historic church, and primary school. The nearby town of Highbridge provides further facilities, including an Asda superstore, a variety of shops, banks, and schools. Highbridge also offers excellent transport links, providing easy access to Bristol to the north and Taunton to the south. The popular coastal town of Burnham-on-Sea is approximately five miles away, offering a vibrant High Street with shops, restaurants, banks, and coffee shops, along with its scenic seafront and Esplanade.

Offered with no onward chain complications an early viewing is highly recommended to appreciate the size, versatility, and potential of this substantial family home & annexe.

## FEATURES

- Extended Semi Detached House
- Attached Annexe
- 4 Beds + Annexe
- Partly Refurbished - Needs Finishing
- No Chain Complications
- Rural Outlook over Grazing Fields to Front
- Village Location
- Potential Loft Conversion
- Freehold Property
- Council Tax Band - B
- EPC - D
- EPC - Annexe C



## ROOM DESCRIPTIONS

### Entrance Hall

Upvc front door, Inner door to Living room

### Lounge/Living Room

Stairs to first floor. Front facing box bay window with views over open-countryside. Door to inner Hall.

### Inner Hall

Doors to Kitchen/Diner, ground floor bathroom & utility room.

### Kitchen/Diner

Comprehensive range of base & eye level kitchen units finished in Oak. Patio doors & window to rear garden. Peninsula end unit with breakfast bar. Ample space for a large dining table & chairs. Tiled floor.

### Ground Floor Shower Room

Access from inner Hall.  
Corner mains powered shower cubicle, low level WC & wash hand basin. Fully tiled walls. Chrome ladder style radiator.

### Utility Room

Cupboard housing hot water cylinder.

### Landing

Stepped Landing with doors to all bedrooms.

### Bedroom One

Dual aspect with windows front & rear facing, built in wardrobes to rear providing an excellent dressing room area. Door to en-suite Bathroom.

### En-suite Bathroom

Corner bath with electric shower over, low level WC & wash hand basin. Fully tiled walls & flooring.

### Bedroom Two

Front facing window with rural outlook. Fitted wardrobes. Door to en-suite shower.

### En-suite Shower Room

Full width shower cubicle, low level WC & wash hand basin.

### Bedroom Three

Rear facing window.

### Bedroom Four

Rear facing window.

### Rear Garden

Large paved patio with dwarf wall surrounding. Stone chip area with paved path leading to rear gate. Large storage Shed. Artificial grass area leading to Annexe.

### Annexe

Private entrance door from rear garden.  
Open-plan Kitchen/Dining/Sleeping area with door to shower room housing mains operated shower, low level WC & wash hand basin.  
Window overlooking open countryside to front.  
All presented in good order.

### Agents Note

All approximate room measurements are shown on the attached floorplan.

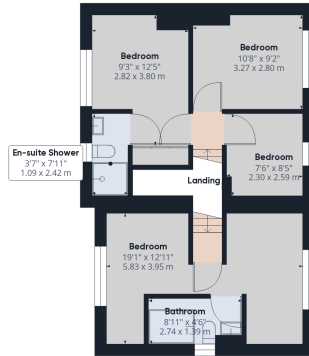
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# FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1402.97 ft<sup>2</sup>  
130.34 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

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