



Guide Price
£299,950
Freehold

Withy Road, West Huntspill, Highbridge, Somerset TA9 3RA
3 Bedroom Semi-Detached House



A beautifully modernised and extended semi-detached residence offering stylish and comfortable living in the sought-after Somerset village of West Huntspill. This impressive home has been significantly improved and thoughtfully extended in recent years to create a spacious layout ideal for modern family life.

The accommodation begins with a welcoming entrance porch leading into a bright inner hall with stairs to the first floor. The generous lounge features a log burner and dual-aspect double-glazed windows, creating a cosy yet airy feel. At the heart of the home is a stunning open-plan dining kitchen measuring over 9 metres in length. Recently refurbished to a high standard, it includes sleek contemporary units, quality integrated AEG appliances, ample workspace, LVT flooring, and south-facing French doors opening onto the garden.

The ground floor also benefits from a separate utility room and a luxury fully tiled wet room with underfloor heating. Upstairs, there are three well-proportioned bedrooms, each with double-glazed windows and radiators, along with a modern family bathroom fitted with a white suite and heated towel rail.

Outside, the property enjoys a north-facing front garden, a vegetable plot, and a spacious concreted parking area leading to a double garage with power, lighting, and WC. Conveniently located for Burnham-on-Sea, Highbridge, and the M5, this superb home combines village charm with modern living. Early viewing is strongly recommended.

EPC: TBC 2025/26

Somerset Council Tax Band: B – £1,800.17 for 2025/26



- Stylish open-plan kitchen
- Three comfortable bedrooms
- Luxury tiled wet room
- Double garage with power
- Village setting near amenities
- Excellent motorway connections nearby
- Spacious off-road parking
- Ready to move in
- Modern & Spacious
- Underfloor Heating



Construction:

Built of facing brick and having a tiled pitched and insulated roof. The property in recent years has been the subject of considerable improvement and an extension. The home now offers very comfortable modern living and an early viewing is strongly recommended.

Accommodation:

Open-plan kitchen, dining and living area: 9.13m x 4.15m (29' 11" x 13' 7")

Completely refurbished, extended and refitted to a high standard and having single drainer stainless steel sink unit with mixer tap, extensive modern kitchen furniture units comprising various base, wall and drawer units, together with peninsula bar and working surfaces. Integrated appliances include AEG induction hob with cooker hood, AEG oven, microwave, dishwasher, freezer and tall fridge. Eight downlighter spotlights, two Velux double glazed windows and LVT flooring. Understairs cupboard. South-facing double glazed French doors to the rear garden. There is heated flooring through.

Lounge: 5.18m x 3.71m (17' 0" x 12' 2")

This is a warm and inviting living room designed for relaxation and family time. The space features a large corner sofa in soft brown upholstery, offering plenty of seating, complemented by a textured grey carpet that adds comfort underfoot. A wood-burning stove set within a modern fireplace with a wooden mantel and slate hearth forms the heart of the room, creating a cosy focal point. Above it, a striking heart-shaped mirrored wall feature adds a touch of style and reflects light beautifully. There’s a wall-mounted TV opposite the sofa for convenient viewing, while a blue armchair with a throw and a woven basket filled with blankets enhance the homely, lived-in feel. Natural light pours in through the front window, and subtle decorative touches — including shelving with books and personal items — bring warmth and personality to the room. Overall, it’s a beautifully balanced space that combines modern touches with a comfortable, family-friendly atmosphere.

Utility Room: 2.19m x 1.62m (7' 2" x 5' 4")

With single drainer stainless steel sink unit with mixer tap and cupboards under. Plumbing for an automatic washing machine. Roll top working surfaces, range of wall units, part tiled walls, extractor fan, Velux double glazed window and LVT flooring.

Wet Room:

Fully tiled with tiled floor, Triton shower and shower screens, low level WC, hand wash basin, two downlighters spot lights, double glazed window and extractor fan.

Play/Multi-function Room:

With radiator, two double glazed windows and door to the front garden.

Landing:

With radiator, double glazed window and access to the insulated loft space.

Bedroom One: 3.57m x 3.3m (11' 9" x 10' 10")

With double glazed window, radiator and fitted corner wardrobe.

Bedroom Two: 3.04m x 2.04m (10' 0" x 6' 8")

With double glazed window and radiator.

Bedroom Three: 2.72m x 2.66m (8' 11" x 8' 9")

With double glazed window and radiator.

Bathroom: 2.05m x 2.07m (6' 9" x 6' 9")

This is a stylish and contemporary bathroom finished to a high standard. The space features large neutral-toned tiles throughout, giving it a clean, cohesive, and spa-like feel. A modern white suite includes a floating basin with chrome mixer tap, a close-coupled WC, and a panelled bath with a sleek mosaic-tiled feature strip that adds texture and visual interest to the room. The walk-in shower area is separated by a clear glass screen, creating a sense of openness while maintaining a practical wet-room style.

A heated black towel rail adds a striking contrast and a touch of luxury, while the large wall mirror enhances light and space. Finished with a soft grey bath mat and subtle decorative touches, the room feels both elegant and practical — perfect for modern family living.

Garden:

Step outside to a beautifully maintained garden that perfectly blends relaxation and play. A spacious paved patio provides the ideal setting for outdoor dining, entertaining, or simply enjoying the sunshine. Beyond the patio lies a generous, level lawn perfect for children, pets, or summer gatherings. The garden is fully enclosed with fencing, offering privacy and security, while established borders add a touch of greenery and charm.

Rear Area:

To the rear of the property is a good-sized concreted parking area providing space for several vehicles and leading to a DOUBLE GARAGE: 6.42 x 4.78 (overall), fitted with up-and-over doors, fluorescent strip lighting, and power.

The area is well maintained and practical, offering ample off-road parking ideal for families or those needing space for multiple vehicles. A side gate provides convenient access to the garden, while decorative touches such as wall planters enhance the home’s kerb appeal.

Situation:

Standing in the popular Somerset village of West Huntspill. The property stands close to open farmland and whilst it is close to local facilities. The village of West Huntspill offers various facilities including school, church, village hall and public houses. Further amenities at nearby Burnham-on-Sea and Highbridge. Access to the M5 Motorway to the north (Junction 22) and to the south (Junction 23). Main line railway stations in Highbridge and Bridgwater.

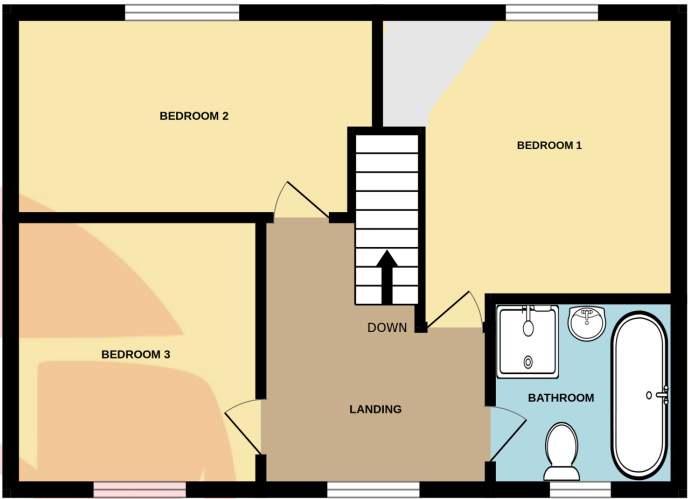
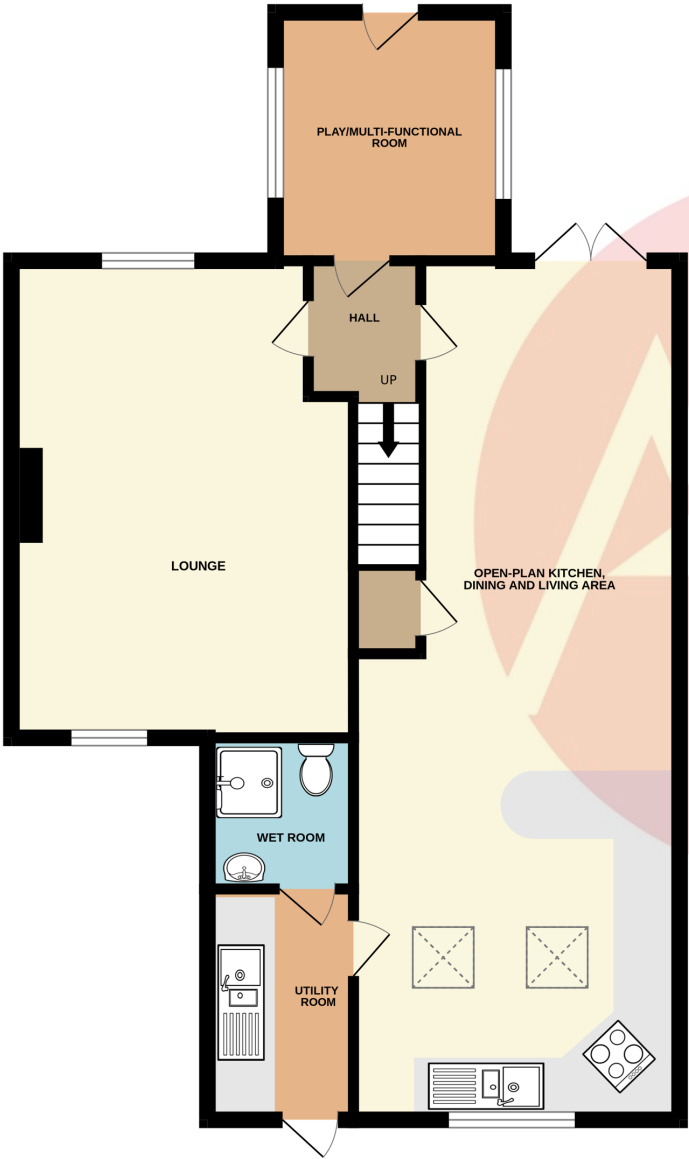




GROUND FLOOR

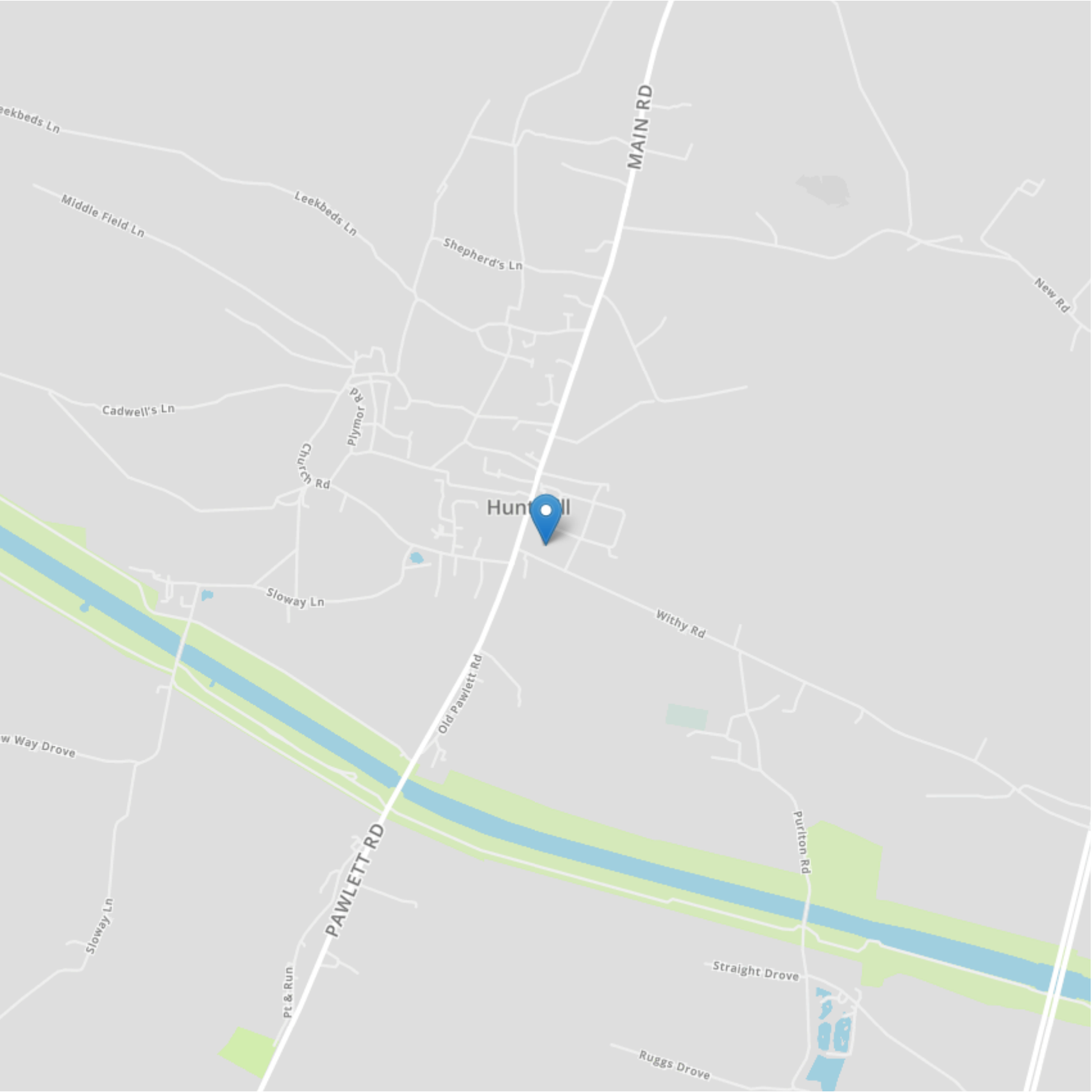
1ST FLOOR

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.
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Material Information
Council Tax Band & Charge for Current Year
Band: B £1,800.17 2025/26
EPC Rating & Date Carried Out
EPC: TBC 0/0/0000
Building Safety Issues
Non-Reported
Mobile Signal
Ofcom Mobile Coverage Checker Provides official indoor and outdoor coverage predictions across all major UK networks www.ofcom.org.uk
nPerf Mobile Coverage Map Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data. www.nperf.com
Mast Data Mobile Mast Summary Shows mast locations and coverage details for each mobile provider across the UK www.mastdata.com
Construction Type
Standard Construction
Existing Planning Permission
No Applications Currently Registered
Coalfield or Mining
N/A
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

EPC
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