



Guide Price
£399,950
Freehold

Grove Road, West Huntspill, Highbridge, Somerset TA9 3RS
4 Bedroom Detached House



This beautifully presented family home has been thoughtfully updated to offer modern, versatile living space across two floors. Recent improvements include Karndean flooring throughout the ground floor, a newly fitted family bathroom and ensuite. This home is certainly a turn key property, situated in a quiet cul-de-sac with many amenities close-by.

The ground floor opens with a welcoming hall leading to a stylish cloakroom, a bright living room which is dual aspect and doors out the the undercover entertaining area with garden beyond and a superb kitchen/dining room. The kitchen is fitted with a comprehensive range of Howdens units, wood block worktops and quality appliances including a Belling range cooker (available by separate negotiations) and Neff hood. A utility and second utility provide excellent storage and laundry facilities, while the family room with skylights and patio doors creates a light, flexible space for everyday living. A cloakroom/boot room completes the ground floor.

Upstairs, the main bedroom features fitted wardrobes and a newly installed en-suite shower room. Three further bedrooms all offer built-in storage, served by a smartly refitted family bathroom with contemporary suite and finishes.

Externally, the property enjoys a smart block-paved frontage providing ample off-road parking. To the rear is a well-designed garden with block-paved patio, large shed, Astro turf lawn and a deep shrub border, all backing onto farmland with attractive views. A side access gate, outside tap and a useful covered entertaining space complete the garden's appeal. Finished with modern décor, Karndean flooring, recessed lighting and well-planned storage, this home is both practical and stylish, ideally suited for family life.

Situated in the popular village of West Huntspill, the property enjoys a convenient setting within easy reach of local shops, primary school and village amenities. Burnham-on-Sea and Highbridge are only a few minutes' drive, while Junction 22 of the M5 provides excellent access to Bristol, Exeter and the wider motorway network.

EPC: C - 09/10/2025

Somerset Council Tax Band: D - £2,314.50 for 2025/26



- Newly fitted family bathroom
- Contemporary en-suite shower
- Quality Karndean flooring throughout
- Bright dual-aspect living room
- Versatile family / study space
- Ample block-paved parking
- Landscaped low-maintenance garden
- Covered outdoor entertaining area
- Farmland views to rear



Porch

Approached via a double glazed uPVC front door with matching side panels, outside lighting and side aspect windows.

Entrance Hall:

Karndean oak-style flooring, radiator, central heating thermostat and wall-mounted alarm control panel. Doors to principal ground floor rooms, staircase to first floor.

Living Room: 3.49m x 6.80m (11' 5" x 22' 4")

Front aspect uPVC window, karndean wood-effect flooring, radiator, television point and dimmer-controlled recessed downlights. Double glazed doors lead through to:

Cloakroom

Situated under the stairs with a modern white suite comprising low-level WC and vanity unit with inset wash hand basin and mixer tap, with cupboard beneath. Part tiled walls and courtesy lighting.

Kitchen/Dining Room: 2.52m x 7.88m (8' 3" x 25' 10")

Front aspect uPVC window, fitted with a comprehensive range of Howdens cream wall and base units with cupboards and drawers, complemented by wood block worktops. Ceramic one-and-a-half bowl sink with drainer, built-in larder, Belling range cooker (available by separate negotiations) with seven-burner gas hob, double ovens, grill and plate warmer, stainless steel splashback and Neff cooker hood. Karndean flooring, radiator, recessed downlights. Integral door to garage and archway to utility.

Utility: 1.76m x 2.17m (5' 9" x 7' 1")

Howdens base units with wood block surfaces. Space for upright fridge/freezer, wall-mounted heating and hot water timer.

Family Room 2.50m x 4.90m (8' 2" x 16' 1")

Side aspect windows, rear sliding patio doors, two Velux skylights. Karndean flooring, recessed downlights, radiator. Door to:

Second Utility: 2.1m x 3.58m (6' 11" x 11' 9")

Rear aspect uPVC window and door to garden. Fitted base units with roll top surfaces, butler sink with chrome mixer tap. Space and plumbing for washing machine and tumble dryer. Karndean flooring, recessed downlights, radiator, Worcester Bosch gas-fired boiler.

Landing:

Bedroom One: 3.67m x 3.6m (12' 0" x 11' 10")

Front aspect uPVC window, fitted wardrobes, radiator, TV point. Door to

En-Suite Shower Room:

Newly fitted with a shower cubicle, low-level WC with economy flush, and a circular stone sink with chrome taps. Heated towel rail, tiled walls, laminate tile-effect flooring, recessed downlights and front Velux window.

Bedroom Two – 9’8” x 11’4” (2.94m x 3.45m)

Front aspect window, radiator and fitted furniture including wardrobes, bulkhead storage and shelving.

Bedroom Three – 10’5” x 8’7” (3.17m x 2.61m)

Rear aspect window, radiator, built-in wardrobe and shelving with recessed lighting.

Bedroom Four – 8’5” x 8’4” (2.56m x 2.54m)

Rear aspect window, radiator, and large airing cupboard housing hot water tank with slatted shelving.

Family Bathroom

Smartly updated and finished to a high standard, the bathroom includes a modern white suite with panelled bath, glazed shower screen and chrome fittings. A fitted vanity unit with inset basin, storage cupboards and matching concealed cistern WC is set against striking full-height stone-effect wall panels. Wood-effect flooring, black worktops and an obscured window provide a stylish yet practical finish.

Front & Rear Gardens:

Externally, the property is approached over a smart block-paved frontage providing generous off-road parking. To the rear, the garden has been thoughtfully landscaped with a block-paved patio, Astro turf lawn, and well-stocked shrub borders, enjoying open views across adjoining farmland. Additional features include a large garden shed, side access gate, outside tap and a sheltered covered area ideal for outdoor entertaining.

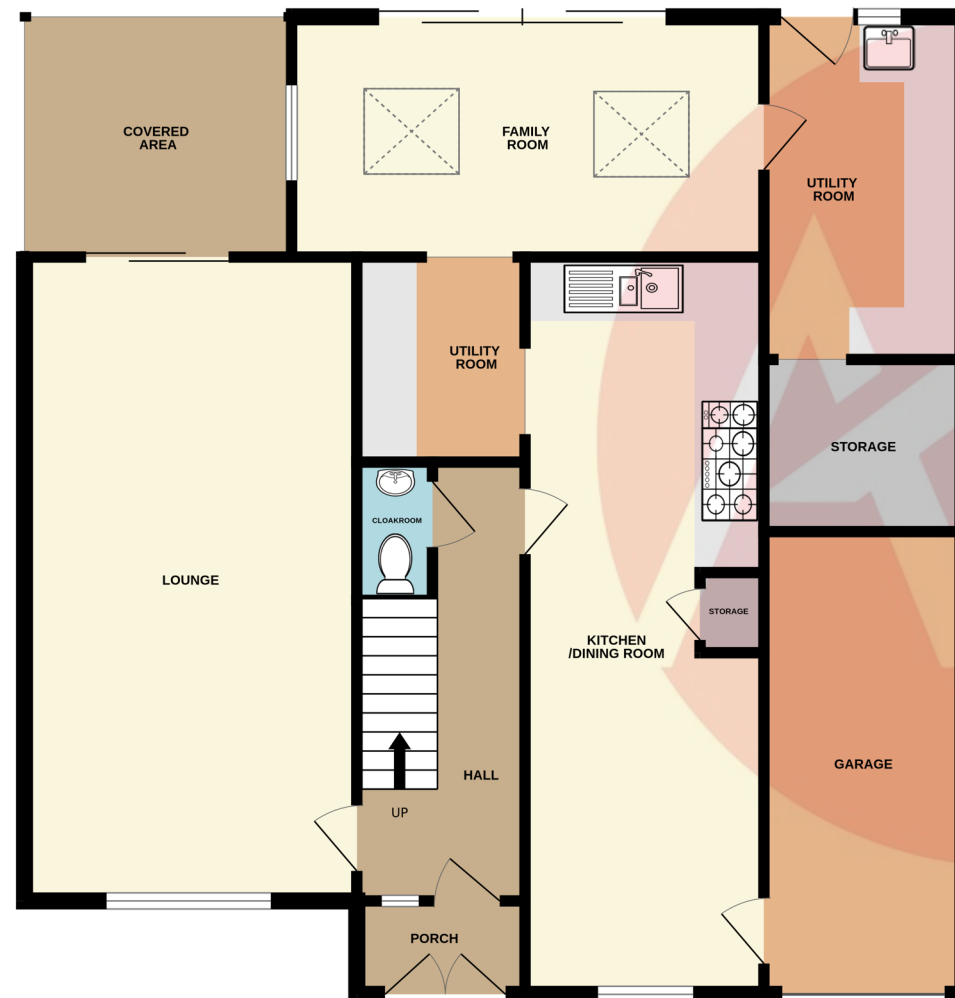




GROUND FLOOR

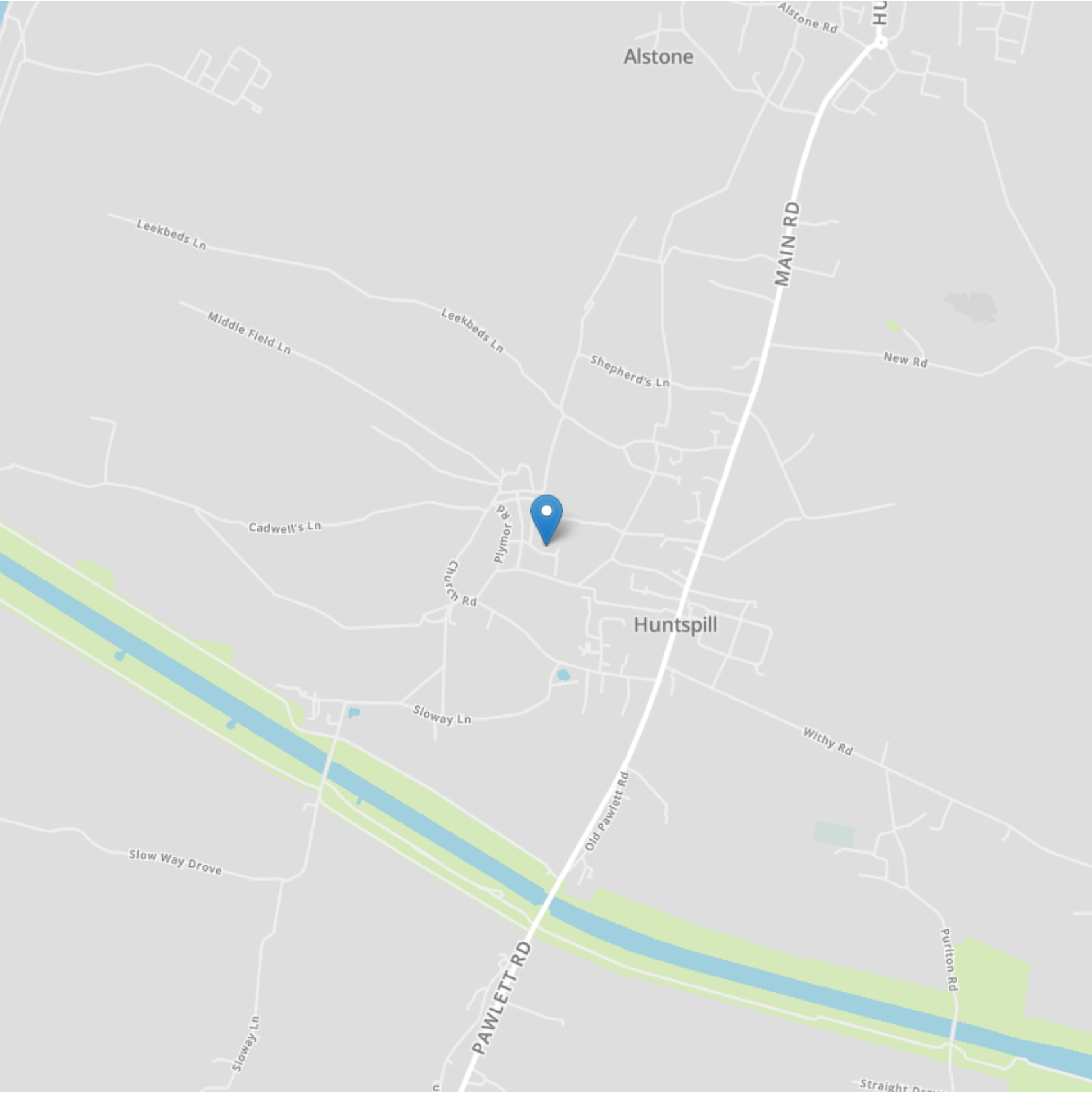
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR



Material Information
Council Tax Band & Charge for Current Year
Band: D £2,314.50 for 2025/26
EPC Rating & Date Carried Out
EPC: C - 09/10/2025
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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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