



GIBBINS RICHARDS  
Selling • Buying • Letting • Renovating

2 New Road, East Huntspill, Nr. Highbridge TA9 3PT  
£350,000

GIBBINS RICHARDS   
Making home moves happen



A well loved and extended bungalow situated in the desirable village of East Huntspill, offering spacious and versatile accommodation. The property is warmed by electric heating and benefits from en-suite facilities. While already offering generous living space, it presents an exciting opportunity for modernisation to truly make it your own. Inside, the home features an entrance porch leading to a welcoming hallway. There are three bedrooms, one of which has an en-suite shower room, along with a family bathroom. An additional bedroom with its own en-suite is accessible via the kitchen/dining area. The generous kitchen and dining space provide a central hub for the home, while a utility room/conservatory leads to a secondary conservatory, adding even more flexibility. Externally, the property offers ample off-road parking at the front. The private enclosed rear garden includes multiple outbuildings, sheds, and additional storage, making it ideal for a variety of uses. A garage/workshop further enhances the practicality of this charming bungalow.

Tenure: Freehold / Energy Rating: C / Council Tax Band: C

The property lies approximately 7.4 miles from Bridgwater town centre and 5 miles from Burnham-On-Sea, High Street. Bridgwater and Burnham On Sea both offer an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway together with a mainline intercity railway station.

NO ONWARD CHAIN  
EXTENSIVELY EXTENDED  
MULTITUDE OF OFF ROAD PARKING  
GARAGE/WOKSHOP  
PRIVATE ENCLOSED GARDEN  
DETACHED BUNGALOW  
HUGE POTENTIAL





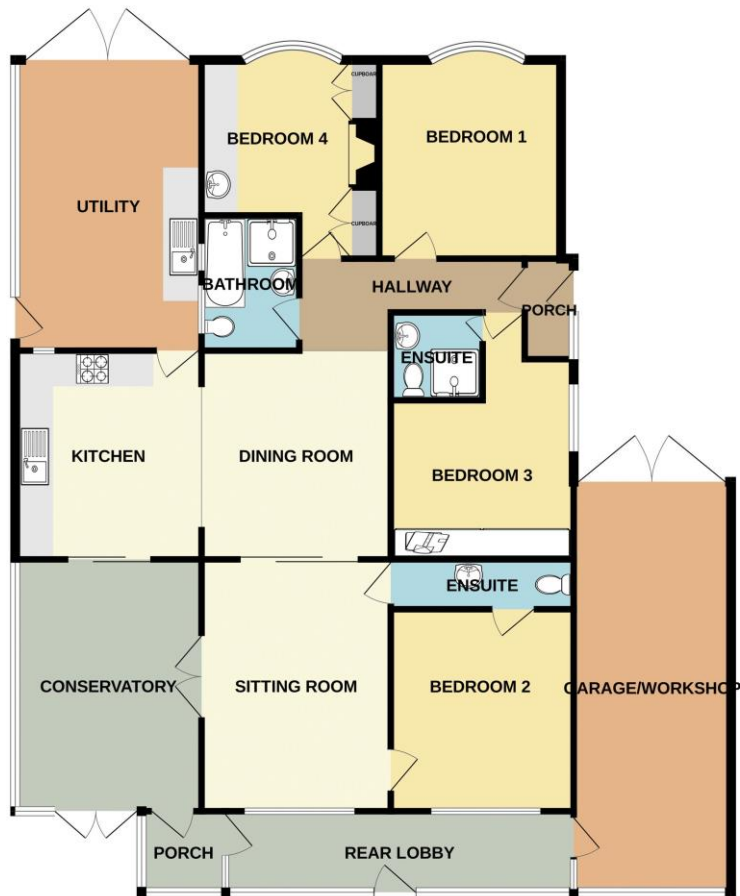


Entrance Porch	Door to;
Entrance Hall	Doors to three bedrooms, bathroom and opening to kitchen/dining room.
Bedroom 1	12' 1" x 11' 1" (3.68m x 3.38m) Front aspect window.
Bedroom 4	12' 4" x 10' 0" (3.76m x 3.05m) Front aspect window. Electric fireplace. Built-in wardrobes and vanity unit with wash hand basin.
Bedroom 3	12' 1" x 11' 0" (3.68m x 3.35m) Side aspect window. Built-in wardrobes. Door to;
En-Suite Shower Room	5' 4" x 5' 3" (1.62m x 1.60m) Equipped in a three piece suite comprising low level WC, wash hand basin and shower enclosure. Heated towel rail.
Bathroom	8' 2" x 5' 4" (2.49m x 1.62m) Side aspect obscure window. Equipped in a four piece suite comprising low level WC, wash hand basin, bath and shower area with electric shower. Heated towel rail.
Kitchen/Dining Room	23' 6" x 12' 9" (7.16m x 3.88m) Leading to sitting room and utility. Sliding door into conservatory. Electric oven and hob. Window into utility room.
Utility Room	17' 9" x 11' 1" (5.41m x 3.38m) Side door leading to garden. Front aspect doors.
Sitting Room	15' 3" x 10' 8" (4.64m x 3.25m) French doors to conservatory and door to bedroom.
Conservatory	15' 4" x 12' 5" (4.67m x 3.78m) French doors to rear garden.
Bedroom 2	12' 0" x 10' 6" (3.65m x 3.20m) Rear aspect window into rear lobby. Door to;
En-Suite WC	10' 6" x 3' 0" (3.20m x 0.91m) Low level WC and wash hand basin. Storage cupboard.
Rear Lobby	21' 6" x 5' 9" (6.55m x 1.75m) Leading into;
Garage/Workshop	24' 8" x 9' 5" (7.51m x 2.87m) Power and lighting. Rear aspect window. Barn style doors.
Outside	To the front there is off road parking for multiple vehicles and to the rear the garden is laid to patio, lawn with numerous outbuilding and covered areas. Very extensive plot.





## 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.  
Made with Metropix ©2025

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.  
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.  
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

**17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488**  
**Email: [bw@gibbinsrichards.co.uk](mailto:bw@gibbinsrichards.co.uk) Web: [www.gibbinsrichards.co.uk](http://www.gibbinsrichards.co.uk)**