



GIBBINS RICHARDS 
Making home moves happen

1 Withy Road, East Huntspill, Nr. Highbridge TA9 3NS
£269,950

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A delightful three bedroom extended semi-detached house located in the popular village of East Huntspill with ample front, side and rear gardens as well as off road parking for multiple vehicles. The property is warmed by oil fired central heating and majority UPVC double glazed. The accommodation in brief comprises; entrance porch, entrance hall, sitting room, kitchen, extended family/dining room, side porch leading to cloakroom, three first floor bedrooms and family bathroom.

Tenure: Freehold / Energy Rating: D / Council Tax Band: B

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.

- POPULAR VILLAGE LOCATION
- EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE
- AMPLE OFF ROAD PARKING
- OIL CENTRAL HEATING
- MAINS DRAINAGE
- FRONT, SIDE & REAR GARDENS





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Entrance Porch
Entrance Hall

Sitting Room

Kitchen

Side Porch

WC

Family/Dining Room

First Floor Landing

Bedroom 1

Bedroom 2

Bedroom 3

Family Bathroom

Outside

Leading to;
Stairs to first floor with understairs storage cupboard.
13' 9" x 11' 10" (4.2m x 3.6m) Front aspect bay window. Feature fireplace.
17' 9" x 6' 11" (5.4m x 2.1m) Space and plumbing for washing machine. Integrated electric oven and hob.
7' 3" x 4' 7" (2.2m x 1.4m) Doors to garden and WC.
Low level WC and wash hand basin.
15' 5" x 11' 10" (4.7m x 3.6m) Rear and side aspect windows, French doors to garden.
Side aspect window. Doors to three bedrooms and family bathroom.
11' 6" x 7' 10" (3.5m x 2.4m) Rear aspect window. Built-in wardrobe.
9' 2" x 8' 6" (2.8m x 2.6m) Rear aspect window.
9' 6" x 9' 2" (2.9m x 2.8m) Front aspect window. Built-in wardrobes.
5' 3" x 4' 7" (1.6m x 1.4m) Side aspect obscure window. Low level WC, wash hand basin and bath with overhead electric shower.
The rear garden is fully enclosed and laid to patio and lawn. Storage shed and summer house.



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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.

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