



4 Grove Road

West Huntspill, TA9 3RS

Price £365,000



PROPERTY DESCRIPTION

Substantially upgraded and improved detached bungalow with an energy performance rating of Band A.

Entrance hall* sitting room* kitchen/dining room* two double bedrooms* beautifully appointed shower room* upvc double glazed windows* gas central heating* under floor heating* owned solar panels* garage* off street parking for two to three vehicles and sunny aspect enclosed garden to the rear enjoying a good degree of privacy.

Local Authority

Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	94	96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Double glazed door opening to the:

Entrance Hall

Storage cupboard. Access to boarded roof space with light and power.

Sitting Room

14'5" x 10'4" (4.39m x 3.15m)

Feature recessed wood burner and double glazed French doors opening to the rear garden.

Kitchen

10'6" x 9'1" (3.22 x 2.78)

Fitted with an attractive range of wall and floor units with marble worktops and recessed sink, unit underlighters, space for range style cooker, space for dishwasher, space for fridge/freezer, tiled floor and wide opening to the:

Dining Room

9'4" x 9'1" (2.87 x 2.78)

Upvc double glazed window to the rear and two upvc double glazed French doors opening to the rear garden. Integral door to the garage.

Bedroom 1

13'1" x 10'4" (3.99 x 3.15)

Large walk-in wardrobe with hanging and shelving space. Upvc double glazed window to the front.

Bedroom 2

10'2" x 9'1" (3.10 x 2.78)

Upvc double glazed window to the front.

Shower Room

6'2" x 5'10" (1.90 x 1.79)

Tiled walls and floor. Shower area, corner sink, close coupled w.c. and extractor fan. Heated towel rail and upvc double glazed obscured window to the side.

Outside

To the front of the property is an area of block pavier offering off street parking for two to three vehicles and two substantial wooden gates opening to a further driveway with electric car charging point which in turn leads to the:

Garage

Up and over door, light and power.

Rear Garden

Sunny aspect garden which is enclosed by low maintenance fencing. The garden is laid for ease of maintenance with a feature brick built folly. Outside water and outside power.

Agents Note

The Hot Tub and garden room set within the rear garden are available by separate negotiation.

PROPERTY DESCRIPTION

Description

This attractive detached bungalow has been substantially upgraded and improved by the present vendors and is one of a very few properties that we deal with that has an EPC rating of A.

The property benefits from having owned solar panels with storage battery, gas central heating with a modern boiler and underfloor heating and has contemporary radiators throughout. There is a wood burner in the sitting room and the property is offered in excellent order throughout.

There is a garage and parking for two to three vehicles and a sunny aspect garden to the rear offering a good degree of privacy.

An early application to view is strongly recommended by the vendors selling agents.

Directions

From the M5 motorway junction 22 at Edithmead take the first turn onto the A38 towards Highbridge. Proceed along the A38 taking the right at the next roundabout and proceed onto Church Street. Proceed over the roundabout beside Asda and at the next roundabout proceed straight across towards the village of West Huntspill. Take a right turn opposite the Crossways Inn and proceed down Church Road taking a right turn into Silver Street and second right into Grove Road. The property will then be found on the right hand side.

Material Information

Additional information not previously mentioned

Council Tax Band-C

EPC-A

- Mains electric, gas and water
- Water metered
- Gas central heating, wood burner, owned solar panels.
- Mains drainage
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

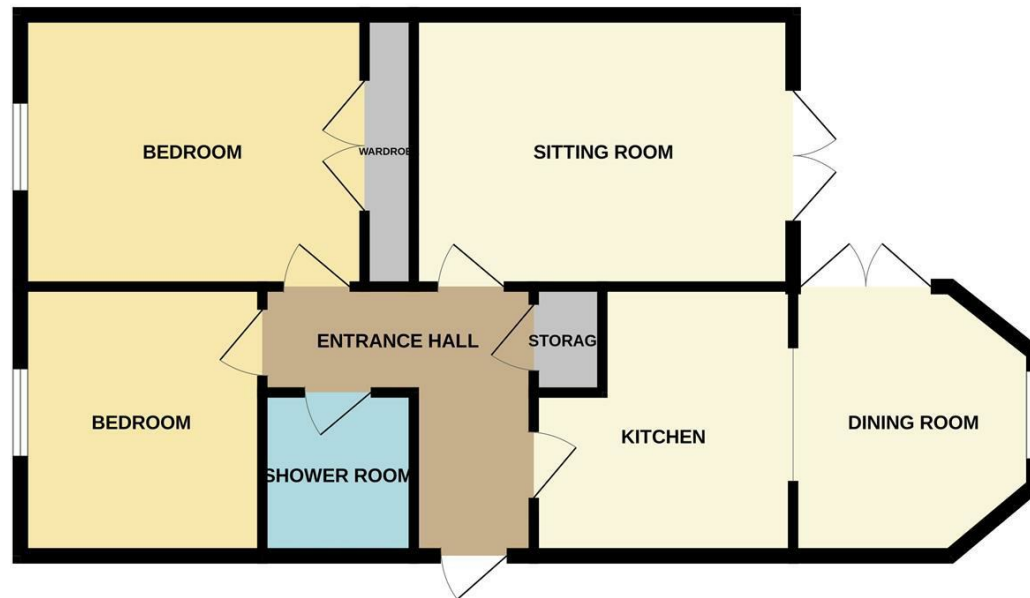
flood-map-for-planning.service.gov.uk/location







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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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 793700

sales@berrymansproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:
Alletsons up to £180 inc. VAT, Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Lyons Bowes Solicitors up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT, Taylor Rose Ltd. up to £210 inc. VAT

