

Laurel Bank, 19 Main Road

West Huntspill, TA9 3QU

Price £450,000

BERRYMAN'S

PROPERTY DESCRIPTION

An opportunity to purchase a highly attractive property which we understand has origins from the 1830's set in a good size plot with a large detached double garage with "potential" retaining great character and charm.

Must be seen to be fully appreciated.

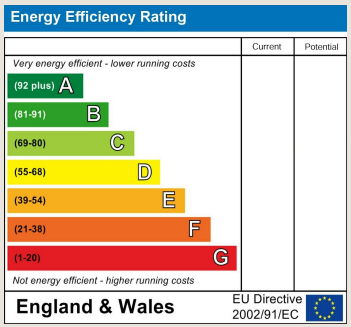
Open fronted porch* imposing entrance hall* sitting room with open fire* dining room* conservatory* kitchen* utility room* first floor landing* master bedroom with en suite shower room and walk-in wardrobe* two further bedrooms* family bathroom* good size plot with large double detached garage with storage over offering great potential for numerous alternative uses (subject to any necessary consents).

Local Authority

Somerset Council Tax Band: E

Tenure: Freehold

EPC Rating:













PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Open fronted porch with double glazed side panels giving access to a feature double glazed entrance door opening to the:

Imposing Entrance Hall

23'5" x 5'8" (7.14 x 1.75)

Tiled floor, cornice ceiling and picture rail. Stairs rising to the first floor, understair storage cupboard.

Sitting Room

18'9" x 12'4" (5.73 x 3.77)

Dual aspect upvc double glazed windows to the front and side, feature fireplace and hearth, exposed wooden flooring, wall light points, air conditioning unit and picture rail.

Dining Room

14'2" x 12'2" (4.34 x 3.71)

Feature fireplace, stripped wooden flooring, cornice ceiling, picture rail, upvc double glazed window to the front.

Kitchen

14'7" x 10'1" (4.47 x 3.08)

Fitted with an extensive range of wall and floor cupboards to incorporate single drainer sink unit, gas hob with extractor hood over, eye level double oven, integrated fridge and dishwasher, central island with storage below, stripped wooden flooring, gas boiler supplying domestic hot water and radiators, serving hatch to the dining room, upvc double glazed window to the side and door to the:

Utility Room

13'2" x 11'4" (4.02 x 3.46)

Fitted with an extensive range of wall and floor units to incorporate single drainer sink unit, plumbing for automatic washing machine, space for fridge, space for tumble dryer, feature Flagstone flooring and upvc double glazed window to the rear. Upvc double glazed obscured door to outside.

Conservatory

15'11" x 10'9" (4.86 x 3.29)

Part block and part upvc double glazed construction with tiled floor. Two upvc double glazed doors to outside.

First Floor Landing

Upvc double glazed window to the front and built in storage cupboards.

Bedroom 1

12'5" x 11'6" (3.79 x 3.51)

Upvc double glazed windows to the front and side. Picture rail and door to:

Walk-in Dressing Room

With access to the roof space.

En Suite Shower Room

6'5" x 5'8" (1.97 x 1.73)

Tiled shower cubicle, wall mounted vanity wash hand basin, close coupled w.c, bidet, corner storage cupboard, tiled walls and tiled floor. Extractor fan.

Bedroom 2

12'9" x 12'0" (3.90 x 3.66)

Built in double and triple wardrobes, feature picture window overlooking the garden, picture rail.

Bedroom 3

12'0" x 7'4" (3.66 x 2.24)

Access to roof space and upvc double glazed window to the front.

Family Bathroom

9'5" x 8'8" (2.89 x 2.66)

Large feature spa bath, separate shower cubicle, wall mounted wash hand basin, close coupled w.c., upvc double glazed obscured windows to the side and rear, tiled walls and tiled floor. Heated towel rail.

PROPERTY DESCRIPTION

Outside

To the front of the property is a wooden gate giving access to a footpath leading to the entrance door and the formal gardens which are to the right hand side of the property. The garden is enclosed with a large lawn area, borders containing numerous shrubs, bushes, trees etc.
Summerhouse and Greenhouse.

Footpath runs through the garden to the:

Detached Double Garage

19'2" x 17'6" (5.85 x 5.35)
Remote control roller door.

To the rear of the garage there is a fixed staircase leading to the first floor level with workshop and store. 5.06 x 2.82 with part restricted headroom.

A shared driveway with one other property opens to the front of the garaging offering off street parking for two vehicles.

To the side of the main house is a covered area which in turn leads to an outside w.c.

Description

We are delighted to be able to offer this attractive property which is offered for sale for the first time in over 35 years having been sympathetically upgraded and improved over the years to offer well planned beautifully appointed living accommodation that retains great character and charm.
The property briefly comprises open fronted entrance vestibule, imposing entrance hall, sitting room with feature fireplace and open hearth, dining room, large conservatory, beautifully appointed kitchen and utility room. To the first floor there is an imposing landing, main bedroom with en suite shower room and dressing room. There are two further bedrooms and a bathroom.
The property is set in a large plot which extends to the right hand side of the property and at the end of the garden is a driveway offering off street parking and a detached double garage with storage over. This building offers great potential for numerous alternative uses subject to any necessary consents.
An early application to view is strongly recommended by the vendors selling agents.

Directions

At the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street towards Highbridge. Proceed through the town of Highbridge towards Bridgwater and the property will be found on the left hand side.

Material Information

Additional information not previously mentioned
Council Tax Band-E
EPC-Ordered

- Mains electric, gas and water
- Not water metered
- Gas central heating
- 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





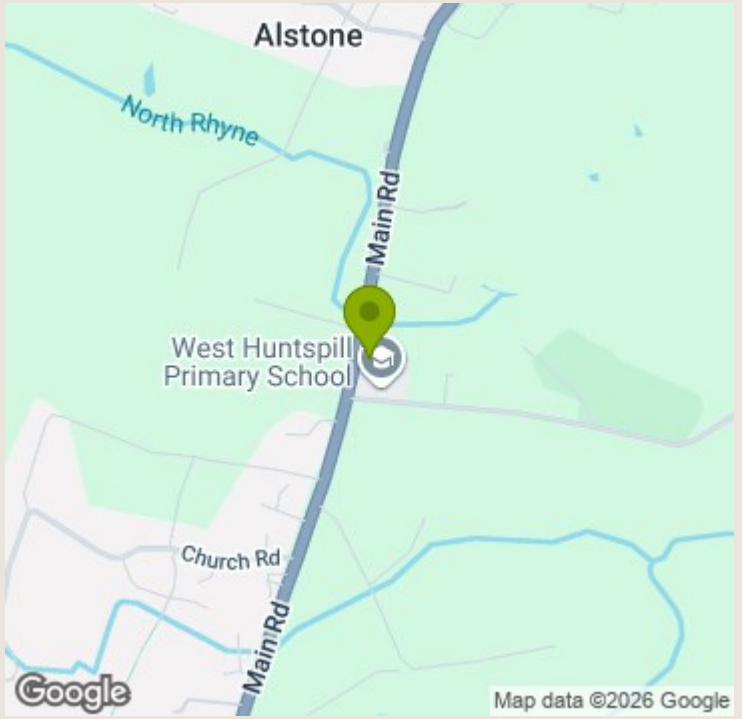












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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, Amicus Law up to £175 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

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The Property Ombudsman