



**1, CHURCH ROAD, WEST HUNTSPILL,  
HIGHBRIDGE, TA9 3RL**

**Offers in Excess of: £500,000**

An individual 3 Bedroom Detached Bungalow built in 1955 and standing in grounds of approximately 1.25 acres (0.50 hectare) with hardstanding for several vehicles, outbuildings, orchard etc. The property offers spacious accommodation, which although it now needs updating, offers enormous potential to create a stunning home.

The property is located in this sought after village position approximately 2 miles from Highbridge, with a range of shopping facilities and mainline railway station. The M5 Motorway (Junction 22) lies approximately 4 miles distant.

The property is offered with No Onward Chain

**Accommodation:**  
(with approximate measurements)

**Entrance:**  
Front door to:-

**Hall:**  
Radiator. Cloaks cupboard. Airing cupboard.

**Lounge:**  
17'4 x 12'2 (5.28m x 3.71m)  
Bay window. Woodburner. 2 radiators.

**Dining Room:**  
14' x 10'10 (4.27m x 3.30m)  
Wood burner. Radiator. Opening into:-

**Kitchen:**  
7'5 x 6'4 (2.26m x 1.93m)  
Wall and base units with worksurfaces over. 1 1/2  
bowl single drainer sink unit. Cooker point. Pantry.

**Utility Area:**  
Single drainer stainless steel sink unit. Plumbing for  
a washing machine. Doors to front and rear.  
Personal door to Garage. Access to loft space via a  
fold down ladder.

**Conservatory:**  
15' x 7'9 (4.57m x 2.36m)  
Door to Rear.

**Bedroom 1:**  
14'2 x 9'9 (4.32m x 2.97m)  
Radiator.

**Bedroom 2:**  
11'10 x 9' (3.61m x 2.74m)  
Radiator.

**Bedroom 3:**  
8'7 x 8' (2.62m x 2.44m)  
Radiator. Wardrobe cupboard.

**Bathroom:**  
Panelled spa bath. Low level WC. Pedestal wash  
basin. Tiled splashback. Radiator.

**Outside**  
Access from Church Road to gate leading to to  
hardstanding providing off street parking for several  
vehicles. Integral Garage: 17' x 8'3 ( 5.18m x 2.51m)  
with up and over door and loft over. (latterly used as  
a Sauna). Large Gardens with mature trees,  
including fruit trees. Range of Outbuildings including  
Barn 40' x 20' (12.19m x 6.10m) approx and 3  
Workshops/Stores . The whole extends to around  
1.25 Acres (0.50 Hectare)

**Tenure:**  
Freehold as advised by the Vendor. The Title is  
unregistered.

**Council Tax:**  
Band D

**Services:**  
Mains Electric and Water. Private Drainage. Oil  
Storage Tank. Solar Panels. The Executor believes  
that the radiators were supplied by an oil fired boiler  
which is no longer connected. Interested parties  
should make their own enquiries

**Broadband & Mobile Coverage**  
Information is available at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

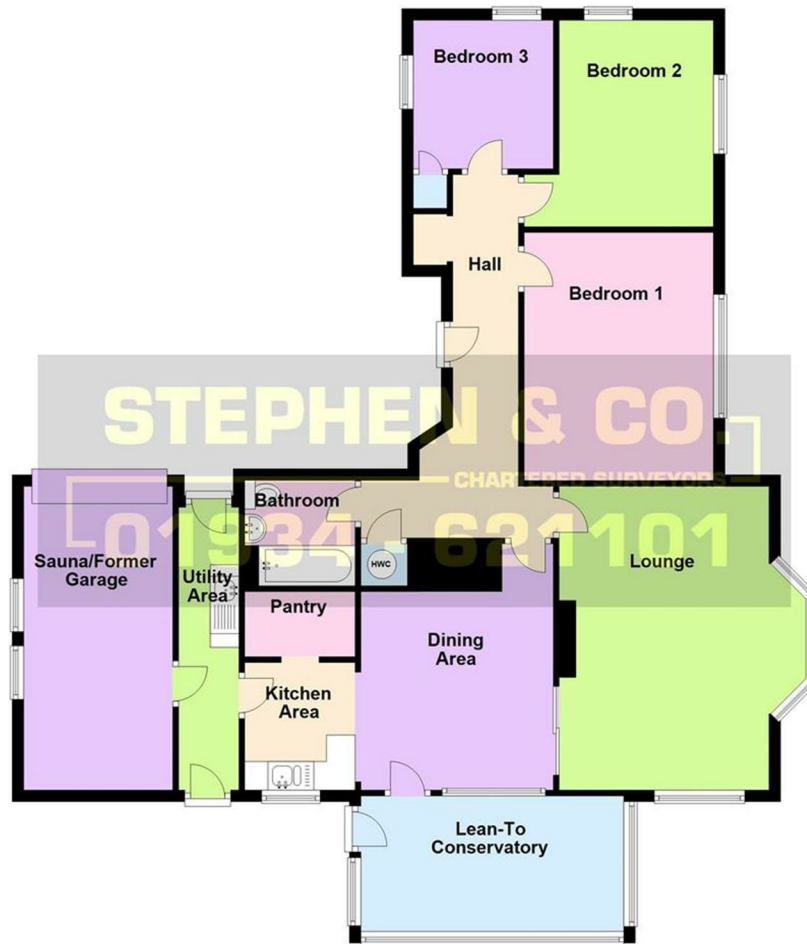
**Data Protection:**  
When requesting a viewing or offering on a property  
we will require certain pieces of personal  
information from you in order to provide a  
professional service to you and our client. The  
personal information you have provided to us may  
be shared with our client, the seller(s), but it will not  
be shared with any other third parties without your  
consent. More information on how we hold and  
process your data is available on our website -  
[www.stephenand.co.uk](http://www.stephenand.co.uk)

**Anti-Money Laundering**  
Please note that under Anti-Money Laundering  
Legislation we are required to obtain identification  
from all purchasers and a Sales Memorandum  
cannot be issued until this information is provided

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.. 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.



# **Ground Floor** Approx. 120.3 sq. metres (1295.3 sq. feet)



Total area: approx. 120.3 sq. metres (1295.3 sq. feet)

Floor plans are for illustrative purposes only and are not to scale. Whilst every effort is made to ensure they are as accurate as possible interested parties must satisfy themselves by inspection or otherwise of their accuracy.  
Plan produced using PlanUp.



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