



GIBBINS RICHARDS 

5 Shaws Orchard, Bawdrip, Nr. Bridgwater TA7 8PB

£405,000

GIBBINS RICHARDS 
Making home moves happen

A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED VILLAGE HOME. Shaws Orchard was constructed in 2013 by highly respected builders, Summerfield Homes. This well appointed detached property is one of only seven properties within a small cul-de-sac which enjoys a choice position boasting a private rear garden and countryside views. The present sellers have carried out numerous improvements in recent years to include the installation of thirteen solar panels, attractive and fully landscaped garden, part garage conversion into a most useful office and storage room. New flooring, redecoration, addition of a kitchen island unit, covered pergola and electric charging point. Accommodation comprises; storm porch, reception hall, generous size sitting room with feature multi-fuel stove, spacious kitchen/dining room with integrated appliances, separate utility room and ground floor WC. To the first floor there are four bedrooms including an en-suite shower to master bedroom and separate family bathroom. Driveway, partly converted garage and private rear garden.

Tenure: Freehold / Energy Rating: A / Council Tax Band: E

The property is located in a most pleasant semi rural location off the A39 and is within convenient reach of the M5 at Junction 23. The A39 provides links to Street and Glastonbury, whilst Bridgwater town centre is under three miles distant. Within the village there is a farm shop, village hall with communal facilities and historic church. Popular local pubs/eateries can be found in the nearby villages of Puriton and Cossington.

WELL APPOINTED DETACHED EXECUTIVE HOME
SITTING ROOM WITH WOOD BURNING STOVE
WELL EQUIPPED KITCHEN/DINING ROOM
UTILITY ROOM
FOUR BEDROOMS (MASTER WITH EN-SUITE SHOWER ROOM)
SUPER FAST FIBRE BROADBAND
CONVERTED GARAGE (STORAGE AREA / STUDY/OFFICE)
13 SOLAR PANELS (OWNED)
OIL FIRED CENTRAL HEATING
ELECTRIC CHARGING POINT
SMALL EXCLUSIVE CUL-DE-SAC



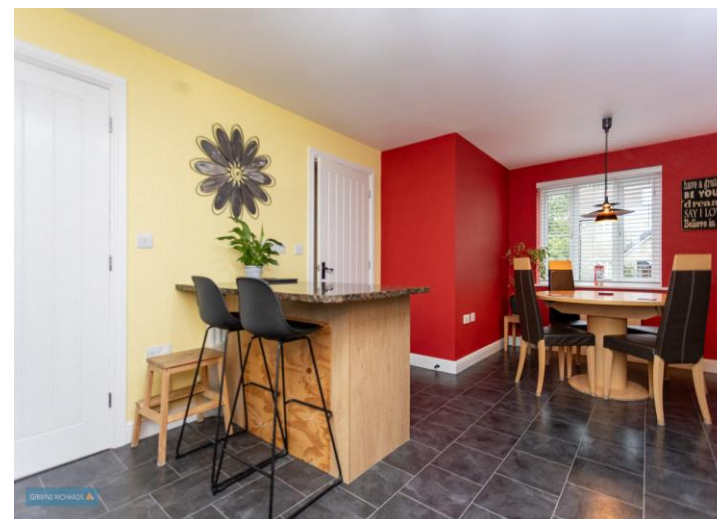


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Storm Porch Reception Hall Sitting Room	Door to;
Kitchen/Dining Room	19' 8" x 10' 10" (5.99m x 3.30m) with feature fireplace with multi-fuel stove and access to rear garden.
Utility Room	19' 7" x 11' 3" (5.96m x 3.43m) Double glazed windows to front and rear, comprehensive range of floor and wall cupboard units with built-in appliances to include; double electric oven, integrated dishwasher, fridge and freezer units, additional island unit.
Cloakroom	With plumbing for washing machine. Wall mounted extractor fan and access to rear garden.
First Floor Galleried Landing	WC and wash basin.
Bedroom 1	Loft access via fold-down ladder into a large loft space containing a solar panel unit. Airing cupboard and control for solar power heater.
En-Suite Shower Room	11' 5" x 11' 0" (3.48m x 3.35m) Countryside views. Fitted double wardrobe units.
Bedroom 2	With shower enclosure and rain head and mixer attachments, WC and wash basin.
Bedroom 3	10' 5" x 9' 1" (3.17m x 2.77m) Fitted double wardrobe.
Bedroom 4	8' 11" x 8' 0" (2.72m x 2.44m)
Family Bathroom	9' 6" x 8' 0" (2.89m x 2.44m)
Outside	8' 10" x 4' 8" (2.69m x 1.42m)
Garage	Paviour frontage with some bordering shrubs and electric charging point. Driveway leading to partly converted garage. The rear garden has been attractively landscaped and includes a lean-to semi covered pergola, storage facility, raised planters, gravelled sections, two ponds with pumps and water fall. A rear decking/seating area.
	The garage has been sub-divided into a storage area to the front - 10' 8" x 6' 2" (3.25m x 1.88m) with access to a Study/Office - 13' 8" x 9' 10" (4.16m x 2.99m) with light and power. The property benefits from fibre broadband.



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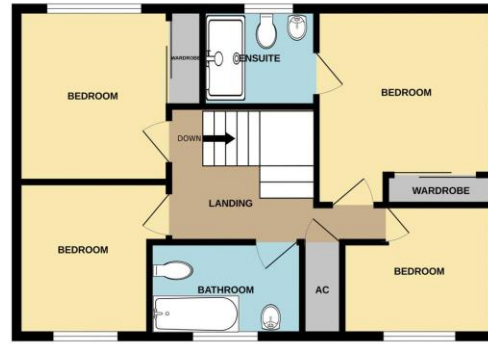


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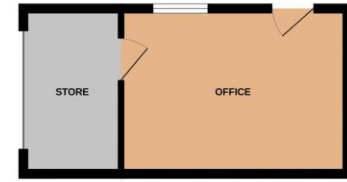
GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR
571 sq.ft. (53.0 sq.m.) approx.



OFFICE/STORE
194 sq.ft. (18.1 sq.m.) approx.



TOTAL FLOOR AREA : 1332 sq.ft. (123.7 sq.m.) approx.

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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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.



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