



GIBBINS RICHARDS

Thornholme, Church Road, Fiddington, Nr. Bridgwater TA5 1JG

£480,000

GIBBINS RICHARDS 
Making home moves happen

An individual four bedroom detached family home located in an idyllic position overlooking the village church. Externally the property has walled gardens to the front, rear and side, tarmac driveway providing multiple off road parking and a detached double garage. Internally, the light and airy accommodation is arranged over two storeys and comprises in brief; central reception hall, sitting room, dining room, kitchen/breakfast room, utility, ground floor shower room. To the first floor a galleried landing leads to four good size bedrooms and family bathroom. The accommodation is fully double glazed and warmed by oil fired central heating. The property was built in 1977 and comes to the market for the first time since construction.

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

The village of Fiddington lies approximately seven miles to the north west of Bridgwater and is at the foot of the Quantock Hills and just a short drive to the coast.

IDYLIC VILLAGE LOCATION
VIEWS TO VILLAGE CHURCH
ATTRACTIVE WALLED GARDENS TO FRONT, REAR & SIDE
FOUR FIRST FLOOR BEDROOMS
OIL CENTRAL HEATING
DOUBLE GLAZING
SPACIOUS FAMILY HOME
DOUBLE GARAGE / MULTIPLE OFF ROAD PARKING
FIRST TIME FOR SALE SINCE BUILT
WHAT 3 WORDS : MEANT.CUTS.STRUCTURE





Entrance Hall 18' 5" x 7' 1" (5.61m x 2.16m) Spiral staircase to first floor. Doors to shower room, sitting room and kitchen/breakfast room. Full height window to side and obscure window to rear. Parquet flooring. Intruder alarm control panel.

Sitting Room 21' 1" x 11' 10" (6.42m x 3.60m) Double opening French doors to front, dual aspect windows to rear and side. Double opening doors to dining room. Open fire with welsh slate surround and hearth and cast iron grate.

Dining Room 12' 5" x 9' 10" (3.78m x 2.99m) (into bay) Walk-in square bay window to rear, connecting door to kitchen/breakfast room.

Kitchen/Breakfast Room 12' 3" x 10' 5" (3.73m x 3.17m) Dual aspect windows to front and side. Door to utility room. Fitted with a modern range of matching eye and low level units with integrated double electric oven/grill/microwave and 'Neff' dishwasher, four ring 'Neff' electric hob and concealed extractor fan and light over.

Utility Room 8' 4" x 7' 8" (2.54m x 2.34m) Side aspect window. Obscure pedestrian door to rear garden. High level electric fuse board. Floor mounted oil central heating boiler.

Ground Floor Shower Room 7' 0" x 6' 7" (2.13m x 2.01m) Front aspect obscure window. Fitted with a white three piece matching suite comprising low level WC, wash hand basin with storage unit under and corner shower cubicle.

First Floor Galleried Landing Doors to four bedrooms and family bathroom. Door to airing cupboard with factory lagged hot water cylinder and timber slate shelving. Hatch to loft.

Bedroom 1 21' 0" x 10' 6" (6.40m x 3.20m) reducing to 8' 7" (2.61m) Dual aspect front and side windows. Corner vanity unit with storage under.

Family Bathroom 7' 6" x 7' 0" (2.28m x 2.13m) Double glazed Velux window to front. Fitted with a coloured three piece matching comprising low level WC, pedestal wash hand basin and panelled bath.

Bedroom 2 12' 4" x 8' 7" (3.76m x 2.61m) Front aspect window. Built-in wardrobe.

Bedroom 3 11' 11" x 8' 5" (3.63m x 2.56m) Rear aspect window.

Bedroom 4 9' 0" x 8' 5" (2.74m x 2.56m) Rear aspect window. Built-in wardrobes.

Outside Tarmac driveway providing multiple off road parking and leading to DOUBLE GARAGE. The property has pleasant well tended gardens to the front, side and rear enclosed by high level stone wall. There is a paved path and patio area by the front door which continues to the side and the rear garden. The majority of the garden lays to the front of the property. The rear garden measures approximately - 60' (18.27m) in width by approximately 27' (8.22m) in depth. There is an oil storage tank enclosed by timber fencing and a variety of mature shrub and flower borders.

Double Garage 18' 8" (5.69m) in depth by 17' (5.18m) in width. The garage has vehicular up and over door to front, pedestrian door to the rear, mains lighting and power. Roof storage space.





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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
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