



GIBBINS RICHARDS

Ty-Nant, Goathurst, Nr. Bridgwater TA5 2DE

£499,950

GIBBINS RICHARDS 
Making home moves happen

**** AVAILABLE WITH NO ONWARD CHAIN ****

A beautifully presented four bedroom semi detached home located in a sought after village and overlooking local church. This superb family home is cleverly designed and beautifully presented both inside and out. At the front of the property is an abundance of off road parking and single garage with large private garden to the rear. Internally, the accommodation is arranged over two storeys and comprises in brief; entrance hall, sitting room, dining room, kitchen/breakfast room, separate utility, WC and study. To the first floor a landing leads to four bedrooms and family bathroom with en-suite shower room to the master bedroom. The accommodation is fully UPVC double glazed and warmed by oil fired central heating.

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

The picturesque village of Goathurst lies to the west of Bridgwater on the edge of the Quantock Hills. The county town of Taunton lies approximately 7.5 miles distant and Bridgwater approximately 4 miles distant. Both towns provide an excellent range of shopping, leisure and financial amenities and easy access to the M5 motorway and mainline intercity railway stations.

NO ONWARD CHAIN
OIL CENTRAL HEATING
OWNED SOLAR PANELS
MULTIPLE PARKING & GARAGE
SOUGHT AFTER VILLAGE LOCATION / EDGE OF QUANTOCK HILLS
BEAUTIFULLY PRESENTED PROPERTY
FOUR BEDROOMS
FULL UPVC DOUBLE GLAZING
VIEWS TO VILLAGE CHURCH & COUNTRYSIDE
MODERN KITCHEN & SANITARY FITMENTS





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Entrance Hall	12' 0" x 7' 4" (3.65m x 2.23m) Stairs rising to first floor. Double doors to sitting room and door to kitchen.
Sitting Room	15' 8" x 12' 3" (4.77m x 3.73m) Rear aspect window. Feature gas fire.
Dining Room	11' 7" x 10' 0" (3.53m x 3.05m) Opening to sitting room. Double doors to garden.
Kitchen/Breakfast Room	14' 11" x 12' 0" (4.54m x 3.65m) Front aspect window. Wide opening to dining room. Door to garage. Integrated fridge/freezer and dishwasher.
Utility Room	8' 5" x 4' 11" (2.56m x 1.50m) Eye level kitchen units with sink and space and plumbing for washing machine. Door to side passage.
WC	6' 3" x 2' 7" (1.90m x 0.79m) Side aspect obscure window. WC and wash hand basin.
Study	6' 3" x 5' 5" (1.90m x 1.65m) Rear aspect window.
First Floor Landing	Doors to four bedrooms and family bathroom. Hatch to loft.
Bedroom 1	14' 9" x 11' 6" (4.49m x 3.50m) Side aspect obscure window. Large rear aspect window with views to the Quantock Hills.
Inner Landing	Built-in cupboard/wardrobe. Door to;
En-Suite Shower Room	11' 9" x 7' 11" (3.58m x 2.41m) Side aspect obscure windows. Fitted with a four piece suite comprising low level WC, large walk-in shower cubicle with 'Mira' shower, his 'n' hers wash hand basins with storage under. Chrome heated towel rails.
Bedroom 2	11' 5" x 8' 11" (3.48m x 2.72m) Front aspect window enjoying views to village church. Built-in wardrobes.
Bedroom 3	12' 4" x 8' 8" (3.76m x 2.64m) Rear aspect window. Further hatch to loft.
Bedroom 4	9' 2" x 6' 9" (2.79m x 2.06m) Rear aspect window. Built-in wardrobe/storage cupboard.
Family Bathroom	8' 10" x 5' 6" (2.69m x 1.68m) Front aspect obscure window. White four piece matching suite comprising low level WC, wash hand basin with storage under, panel bath, walk-in shower cubicle.
Outside	To the rear of the property there is a pleasant paved seating area with steps to an area of lawn. The majority of the garden is laid to lawn with various borders, beautifully planted with a variety of plants and shrubs. The southwest facing garden measures approximately - 78' (23.76m) in length by approximately 44' (13.40m) in width. Within the garden is a well screened oil storage tank and septic tank. The garden adjoins paddock and countryside and the property fronts onto the village church.
Outside Store	9' 0" x 7' 9" (2.74m x 2.36m) Mains lighting and power. Window to rear. Double doors to front.
Summerhouse	9' 0" x 9' 0" (2.74m x 2.74m) Mains power. Double doors to front.
Garage	16' 11" x 11' 8" (5.15m x 3.55m) Electrically operated roller door to front. Fully lined and insulated. Row of eye and low level kitchen storage units.



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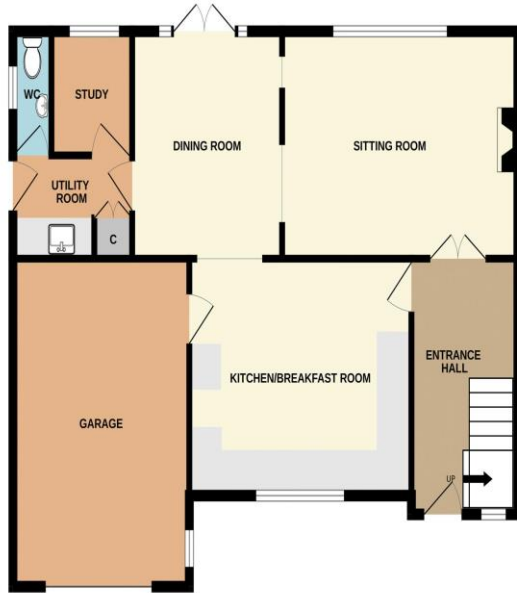


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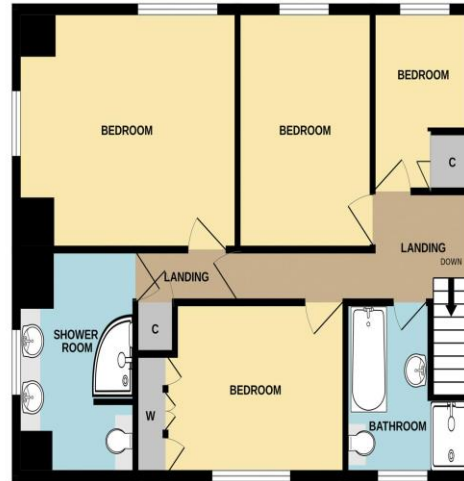


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GROUND FLOOR
851 sq.ft. (79.0 sq.m.) approx.



1ST FLOOR
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA: 1550 sq.ft. (144.0 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.



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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