



Harwin Southwick Road

Watchfield, TA9 4RE

Price £325,000



PROPERTY DESCRIPTION

A deceptively sized two double bedroom detached bungalow situated in a sought after village location backing onto agricultural land.

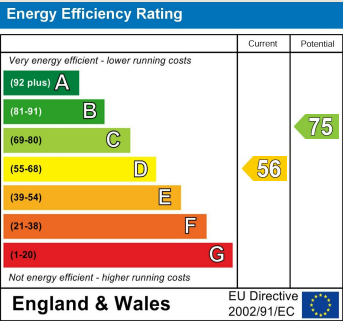
Entrance porch* entrance hall* good sized L shaped lounge/diner* kitchen with side porch/utility off* two double bedrooms* bathroom* oil central heating* double glazed windows* gardens backing onto agricultural land.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: D



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Two part glazed doors give access to the:

Entrance Porch

Further door with glazed side panel to the:

Entrance Hall

Access to part boarded roof space with deep loft insulation.

Lounge/Dining Room

20'11" maximum x 20'11" (6.38 maximum x 6.38)

L-shaped with feature fireplace surround for open fire or log burner, ornate covering, two wall light points, large picture window to the rear overlooking the rear garden with agricultural land beyond. Double glazed window to the side.

Kitchen

12'7" x 8'11" (3.86 x 2.72)

Fitted with a range of wall and floor units to incorporate integrated double oven, one and a half bowl drainer sink unit, plumbing for automatic washing machine, double glazed window to the side and door to the:

Utility Room/Porch

13'5" x 12'5" (4.09 x 3.81)

Oil boiler supplying domestic hot water and radiators. Plumbing for automatic washing machine and upvc door to the front. Double glazed window to the front and a solid upvc door to the rear garden.

Workshop

16'0" x 8'3" (4.90 x 2.54)

Former garage. Window to the rear.

Bedroom 1

13'1" x 11'10" (3.99 x 3.63)

Double glazed window to the front.

Bedroom 2

11'10" x 8'5" (3.63 x 2.59)

Double glazed window to the side.

Bathroom

Comprising bath with mixer tap and shower attachment and separate shower over. Vanity wash hand basin and low level w.c. with concealed cistern. Obscure double glazed window to the side.

Outside

To the front of the property is a pedestrian access gate with footpath leading to the side of the property where access is gained to the side of the property.

To the left hand side of the property further gates open to off street parking.

Rear Garden

Garden area with bushes, shrubs and trees. Lawn area and pond.

PROPERTY DESCRIPTION

The rear garden backs onto agricultural land and is a particular feature of the property making an application to view essential.

Description

This deceptively sized two bedroom detached bungalow situated in a sought after village location has mature gardens to the front and rear with the rear garden backing onto agricultural land.

The property benefits from oil-fired central heating, double glazed windows and cavity wall insulation.

An early application to view is strongly recommended by the vendors selling agents.

Directions

From the M5 motorway roundabout at junction 22 take the first exit signposted A38 and Highbridge. Take the next left signposted Watchfield (Burnham Moor Road). Continue along this road taking a right turn at the triangle onto the B3139 and within a short distance you will see a left hand turn into Southwick Road beside the Watchfield Inn. Proceed along Southwick Road where the property will be found a little further along on the right hand side.

Material Information

Additional information not previously mentioned

- Mains electric and water
- Water metered

- Oil Heating
- Sewerage septic tank
- 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







GROUND FLOOR



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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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.
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Alletsons up to £180 inc. VAT, Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

