

Enmore, Bridgwater, TA5 2DP





£695,000

Description This superb family home sits back off the road within the centre of this accessible and very popular village. Built during the late nineties, the property is being sold by the second owners, the first being the builder, who have resided here for the last twenty (plus), years.

The accommodation is both spacious and light, with the majority of rooms benefiting from at least two windows. On the ground floor, a central hall provides access to both reception rooms, a cloakroom and the kitchen. The sitting room is particularly impressive, running from the front to the back of the house and benefiting from a dual aspect, the rear of which allowing a lovely outlook over the garden and of adjoining countryside. There is also an open fireplace with a solid marble surround and mantle. The dining room is situated at the opposing end of the house, providing a great space for entertaining as well as views over the front garden. A door leads from here to the kitchen.

The kitchen is of very generous proportions and fitted with a wide range of wall and base units. There is plentiful work top space, which includes a breakfast bar. An inset electric hob is fitted, as well as an eye level double oven and grill, and double sink unit. Space and plumbing is provided for a dishwasher. There is also space for a breakfast table and chairs. The room further benefits from three windows, which allow a similar outlook to that of the sitting room. From here an arch leads to a hallway, with a door to the front and an opening to the rear, into the adjoining double garage. The garage providing not only space to park but a useful utility area.

On the first floor, the landing provides access to four double bedrooms and the family bathroom. The main bedroom is of similar proportions to the sitting room below, running from front-to-back, having a dual aspect and enjoying lovely views. There is an en-suite bathroom, fitted with a panelled bath, low level w/c, bidet and pedestal wash hand basin. Of the three remaining bedrooms, two benefit from built in wardrobes and all enjoy attractive outlooks. The family bathroom is comprehensively fitted and includes a shower cubicle.

Outside, the property is approached from the road by a gravelled driveway and parking area in front of the attached double garage. In front of the house is an area of lawn. A good degree of privacy is provided by the hedging and small trees that are planted along the front boundary. To the side of the house is a timber gate allowing, if required, vehicular access into the rear garden. The rear garden is a good size, helped by the addition of an area of field purchased from the adjoining farmer a number of years ago. Adjacent to the house is an area of patio. The remainder of the garden is laid to lawn, well-stocked beds, borders and small trees.

Double glazing is fitted, as well as an oil fired central heating the system – the boiler replaced we understand approximately three years ago.

Directions From Bridgwater, the property will be found on the right hand side of the road, shortly before the Tynte Arms' car park.

Situation Enmore is situated on the edge of the Quantock Hills, an Area of Outstanding Natural Beauty. The village is well known for its highly regarded primary school, and 18-hole golf course. There is a 15th Century church, village hall and public house. Taunton is approximately 8 miles to the south and Bridgwater approximately 4 miles to the north-east.

Tenure Freehold

Council Tax Band F

Services Electricity, water, drainage, telephone and broadband.

DRAFT PARTICULARS



Entrance Hall 12' 0" x 11' 8" (3.65m x 3.55m) *max*

Sitting Room 24' 7" x 14' 4" (7.49m x 4.37m)

Dining Room 12' 0" x 12' 0" (3.65m x 3.65m)

Kitchen/Breakfast Room 24' 1" x 12' 1" (7.34m x 3.68m) including units

Cloakroom 5' 10" x 2' 10" (1.78m x 0.86m)

Landing 15' 4" x 6' 6" (4.67m x 1.98m)

Main Bedroom 24' 7" x 14' 4" (7.49m x 4.37m) *max*

En-Suite 8' 9" x 8' 2" (2.66m x 2.49m)

Bedroom Two 12' 2" x 12' 1" (3.71m x 3.68m)

Bedroom Three 12' 0" x 12' 0" (3.65m x 3.65m)

Bedroom Four 11' 7" x 8' 5" (3.53m x 2.56m)

Family Bathroom 9' 0" x 8' 10" (2.74m x 2.69m)

Double Garage 23' 1" x 18' 11" (7.03m x 5.76m)

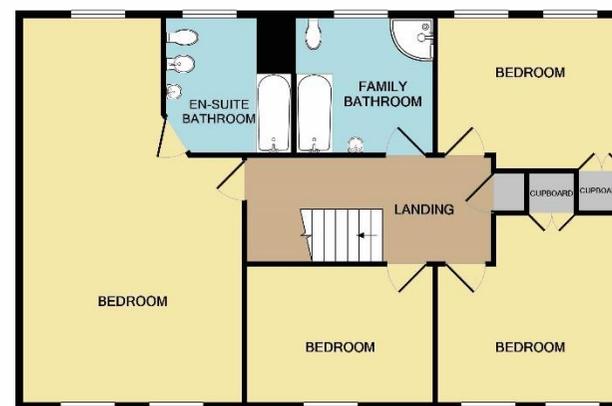






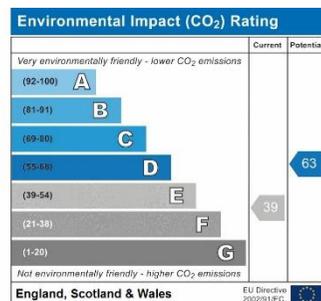
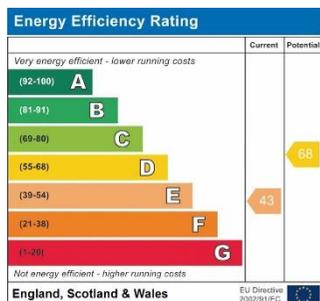


GROUND FLOOR



1ST FLOOR

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