



Huntworth, Bridgwater, TA7 0AQ

**Offers In The Region Of £650,000**

**Tamlyns**

## PROPERTY DESCRIPTION

A charming property, with a good size plot of approximately one-and-a-half acres, including a pond, enjoying an attractive, semi-rural situation on Bridgwater's south side.

### Local Authority

Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: D

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON  
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 454500**

[house.sales@tamlyns.co.uk](mailto:house.sales@tamlyns.co.uk)



# PROPERTY DESCRIPTION

Screech Owl Cottage comprises a charming, detached house enjoying an attractive, semi-rural situation on Bridgwater's southern outskirts, adjacent to the Screech Owl nature reserve. The property is offered to the market for the first time in over twenty years and is in good order throughout. During the period of our clients' ownership, we understand, various improvement works have been completed, including a garage conversion and two storey extension. In addition, they have purchased an additional parcel of land, making the total up to approximately one-and-a-half acres.

The accommodation is arranged over two floors and features, three reception rooms, a kitchen/breakfast room, utility room and cloakroom, on the ground floor. On the first floor are four bedrooms and a bathroom. Heating is provided by an oil-fired system and all external windows and doors are fitted with double glazing. The property further benefits from owned photovoltaic panels, which as well as providing reduced electricity expenditure, provides an extra income stream.

The property sits centrally back within its plot and enjoys a south-westerly aspect and views. Access is via a shared, private lane that firstly crosses the Bridgwater and Taunton Canal and then the Bristol to Taunton railway line. A timber five bar gate provides access to the property's private driveway and parking area. As previously mentioned, the plot extends to approximately one-and-a-half acres and is predominantly laid to lawn. Adjacent to the house is a large garage/workshop. There are various outbuildings – some requiring attention – as well as a glazed summerhouse, overlooking and leading out to a large pond. There is also a hot tub and over ground swimming pool, both of which are included in the sale.

## Porch

9'1 x 4'10 (2.77m x 1.47m)

## Hall

20'4 x 6'11 (6.20m x 2.11m)  
Max.

## Living Room

20'4 x 11'10 (6.20m x 3.61m)

## Sitting Room

16'7 x 11'10 (5.05m x 3.61m)

## Kitchen/Breakfast Room

20'4 x 10'2 (6.20m x 3.10m)

## Dining Room

17'1 x 12'4 (5.21m x 3.76m)

## Utility Room

13'7 x 6 (4.14m x 1.83m)  
Including units.

## Cloakroom

## Landing

## Main Bedroom

20'3 x 11'10 (6.17m x 3.61m)  
Max.

## Bedroom Two

17'1 x 12'4 (5.21m x 3.76m)

## Bedroom Three

14'3 x 6 (4.34m x 1.83m)

## Bedroom Four

10'2 x 9'7 (3.10m x 2.92m)

# PROPERTY DESCRIPTION

## **Bathroom**

7'6 x 6'11 (2.29m x 2.11m)

## **Services**

Electricity, water, telephone and broadband. Septic tank drainage.

DRAFT PARTICULARS

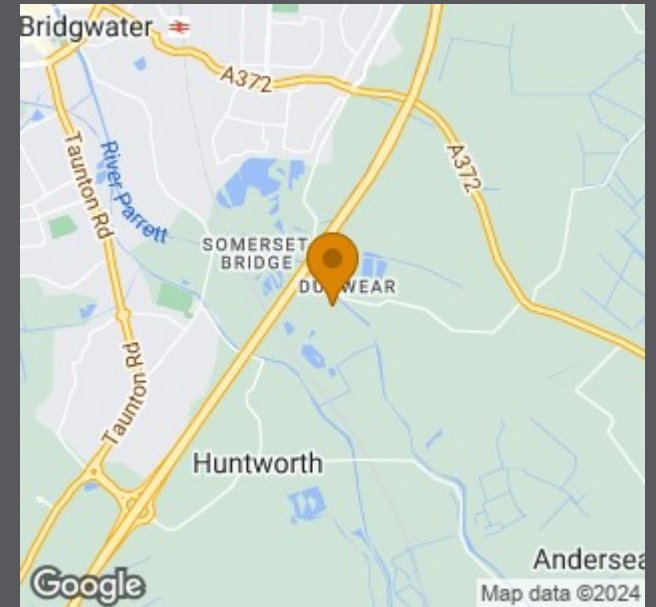


*This kitchen is for laughing & dancing*





# PLAN



## 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. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location 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 all approximate.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

