



Spaxton, Bridgwater, TA5 1DD

Price £530,000

Tamlyns

PROPERTY DESCRIPTION

A beautifully presented, modern detached bungalow, finished in local stone, occupying a truly enviable rural position on the outskirts of this popular village. EPC C

Local Authority

Somerset Council Tax Band: E

Tenure: Freehold

EPC Rating: C

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

01278 454500

house.sales@tamlyns.co.uk



PROPERTY DESCRIPTION

Description

A beautifully presented, modern detached bungalow, finished in local stone, enjoying a truly enviable rural position on the edge of this popular Somerset village. Constructed approximately twenty years ago, the property sits within a plot of approximately half an acre and enjoys far reaching rural views over neighbouring countryside and towards the Quantock Hills beyond. The accommodation is arranged over one floor and described here in brief: entrance hall, kitchen/dining room, sitting room, hall, cloakroom, three double bedrooms and a recently refitted shower-room.

Outside are gardens to three sides, off road parking for several vehicles and a useful outbuilding, which with the necessary planning consents, could suit a variety of uses, such as: office, workshop or small industrial unit.

The property further benefits from double glazing and oil fired central heating.

Location

Spaxton lies approximately four miles to Bridgwater's west within the foothills of the Quantock Hills, an area designated for its outstanding natural beauty. The village offers amenities to include: Post Office and stores, primary school, village hall and church. Bridgwater provides a wider range of facilities as well as fast road and rail access to the rest of the Country.

Directions

From Bridgwater take the A39 towards Minehead. Once past Cannington take the fifth turning on the left and follow the lane until reaching the turning on the left into Splatt Lane. The property will be found on the left shortly after.

Entrance Porch

Kitchen/Dining Room

21'0" x 10'3" (6.40m x 3.12m)

Fitted with matching oak effect wall and base units. Granite effect roll edge work surfaces with inset stainless steel one and a half bowl sink, single drainer

and mixer tap. Inset four ring halogen hob with extractor over. Built in double oven under. Integrated fridge freezer. Integrated washing machine. Floor mounted central heating boiler. Part mosaic tiled walls. Ceramic tile floor covering. Coved ceiling. Radiator. Television point. Part glazed timber door to inner hall. Dual aspect room with timber effect double glazed windows to front and rear. Multi-paned timber double doors to

Sitting Room

16'10" x 13'10" (5.13m x 4.22m)

Feature fireplace with wood burning stove set on stone hearth with recessed timber mantle over. Radiator. Coved ceiling. Timber flooring. Television point. Dual aspect room with timber effect double glazed double doors to side and timber effect double glazed window to front.

Hall

Radiator. Ceramic tile floor covering. Timber doors to

Bedroom One

11'11" x 11'10" (3.63m x 3.61m)

Radiator. Coved ceiling. Timber effect double glazed window to rear. Television point.

Bedroom Two

11'10" x 9'7" (3.61m x 2.92m)

Radiator. Television point. Coved ceiling. Timber effect double glazed window to rear.

Bedroom Three

9'1" x 8'9" (2.77m x 2.67m)

Radiator. Coved ceiling. Television point. Timber effect double glazed window to side.

Shower Room

Wall to wall shower enclosure, with wall mounted shower unit and mosaic tile

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effect splash back. Recessed counter top sink, vanity unit and concealed cistern w/c. Matching wall unit above. Tiled walls and floor. Heated towel rail. Obscured double glazed window to front.

Cloakroom

Fitted with a low level w/c. Wall mounted wash hand basin with tiled splashback. Radiator. Ceramic tile floor covering. Obscured double glazed window to front.

Outside

The property is accessed from the road via a gated entrance, leading to the off road parking area and outbuilding. There are three areas of garden, two of which are enclosed by hedging and fencing and the other surrounding the bungalow itself and parking area. There is an orchard area with well established, Apple tree, Damson tree and Walnut Tree. From this parking area is a paved pathway leading to the front door and on to an enclosed paved patio seating area, also accessed from the double doors off the sitting room. All garden areas enjoy views over neighbouring countryside.

Outbuilding

The Outbuilding-incorporating a secure garage area and the whole building in total being approximately 1800sqft. Formerly used for a cottage style business and as such offers, we believe, with the necessary consents, potential for such future use or a variety of other uses, again, with the necessary consents. The building was originally part-clad and roofed with corrugated asbestos cement sheets, which have been removed and disposed of.

Services

Electricity, shared water supply, septic tank and telephone.

Tenure

Freehold

Council Tax

E Somerset District Council

Material Information

Mobile telephone and broadband coverage available. To confirm the nature of the coverage and speeds, etc., please see:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

The property has not flooded within the last five years. For more information, please see:

flood-map-for-planning.service.gov.uk/location







PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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).

