



## BATH ROAD

Bawdrip, Bridgwater, TA7 8PP

**Price £390,000**

**Tamlyns**



## PROPERTY DESCRIPTION

An attractive, extended detached house, occupying a large plot and enjoying far reaching views over the Somerset Levels and beyond. EPC D

### Situation

Within the village centre itself, there is a primary school and church. The nearby village of Woolavington offers a wider range of amenities including a petrol filling station, Co-op convenience store, primary school and medical centre. Bridgwater lies approximately four miles to the west, where a more comprehensive range of facilities will be found, including mainline rail access and junctions 23 and 24 of the M5 motorway – junction 23 being approximately three miles from the property.

### Local Authority

Council Tax Band: E  
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

This attractive, detached house enjoys an accessible situation just off the A39 and within the Parish of Bawdrip. The accommodation has been extended on the ground floor providing versatile living space, which comprises, an entrance hall, two reception rooms, a conservatory, kitchen/breakfast room, utility room, cloakroom and rear porch. On the first floor, a landing provides access to three bedrooms and a bath/shower room.

Outside, to the front, is a driveway and turning area, providing parking for several cars. Additional parking is provided by an attached double garage. To the rear, is a large, well-maintained garden, which backs onto open countryside.

## Entrance Hall

14'3" × 7'9" (4.36 × 2.37)  
Including stairs

## Dining Room

13'11" × 11'11" (4.25 × 3.64)

## Living Room

12'11" × 11'10" (3.94 × 3.62)

## Plus

11'3" × 8'0" (3.45 × 2.45)

## Conservatory

11'4" × 8'11" (3.46 × 2.73)

## Kitchen/Breakfast Room

17'1" × 8'0" (5.22 × 2.45)

## Additional Area

8'6" × 8'3" (2.60 × 2.53)

## Utility Room

8'7" × 5'1" (2.64 × 1.55)

## Cloakroom

8'7" × 2'7" (2.64 × 0.79)

## Rear Porch

## Landing

## Main Bedroom

12'0" × 11'10" (3.66 × 3.62)  
Including wardrobes

## Bedroom Two

13'0" × 12'0" (3.97 × 3.66)  
Including wardrobes

## Bedroom Three

9'8" × 8'8" (2.95 × 2.66)

## Bath/Shower Room

8'5" × 8'3" (2.57 × 2.53)

## Double Garage

15'1" × 14'7" (4.60 × 4.45)

## Material Information

Tenure. Freehold.

Services. Electricity, water, drainage, telephone and broadband. Oil fired central heating.

## PROPERTY DESCRIPTION

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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://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](http://flood-map-for-planning.service.gov.uk/location)

The property is fitted with solar panels, which are not owned by our seller. The solar panels were installed in 2012 and subject to a 25 year lease, in the favour of Solar Sun 6 Limited.

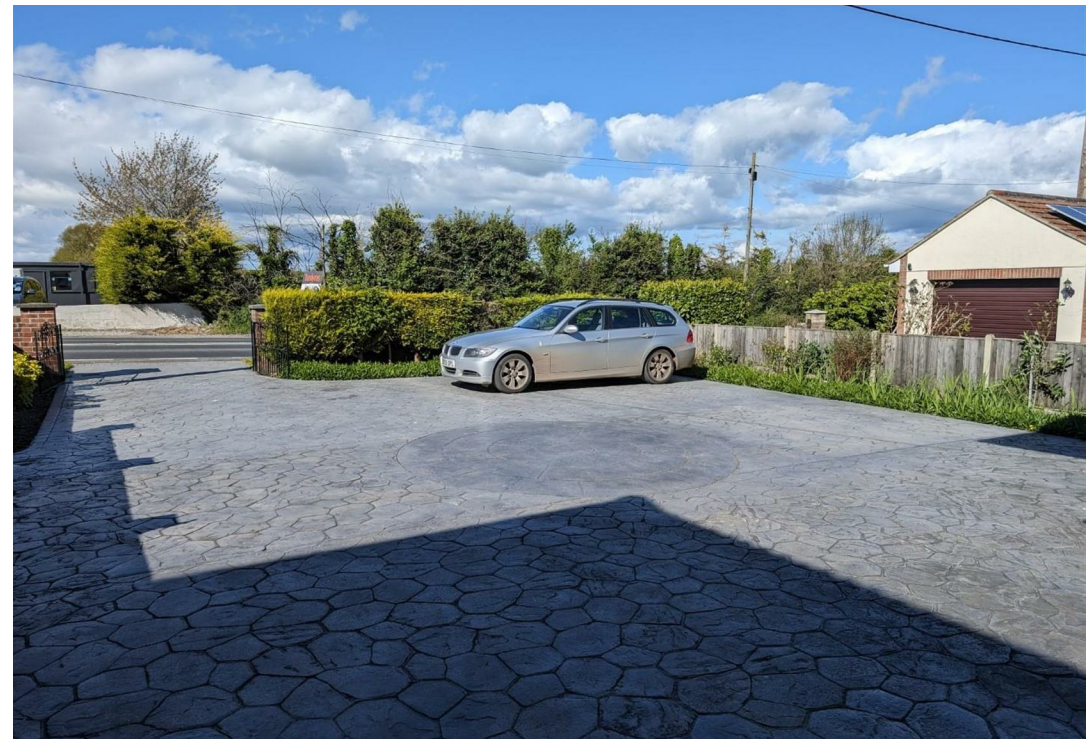














# PLAN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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	

## 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).

