



DURLEIGH ROAD

Bridgwater, Somerset, TA6 7JF

Price £700,000

Tamlyns

PROPERTY DESCRIPTION

This is a most impressive, and quite striking, individually built detached house, sitting back from one of Bridgwater's most sought after roads, enjoying southerly views to the rear and a large plot measuring in excess of three-quarters of an acre. The property is being offered for sale for the first time since its construction in the seventies and without an onward chain. EPC D

Local Authority

Somerset Council Tax Band: G

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



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The accommodation is arranged over two floors, comprising: a porch, central entrance hall with a turning staircase to the first floor, sitting room, garden room, study, living/dining room, kitchen/breakfast room, lobby, utility room, shower room and rear hall.

On the first floor a large, part galleried, landing leads to four double bedrooms, a bathroom and separate cloakroom. The main bedroom has a dressing room and en-suite shower room. Also off the landing are two eaves storage areas, which in our opinion, offer potential for additional accommodation (with the necessary consents. All four bedrooms enjoy a rear aspect, thereby enjoying the lovely views, and two further benefit from a balcony.

Outside, a driveway and turning area provide parking for several cars. In addition is an attached double garage. The front garden is accessed by steps and provides a private area of lawn, bordered by shrubs and trees. There is pedestrian access to either side of the house.

Adjacent to the rear of the house is a raised patio (with garden store), with steps leading down to the main area of the garden. This is mostly laid to lawn and planted with a wide variety of shrubs, flowering plants and trees – some fruit bearing.

This is a unique property, and, whilst it clearly requires a range of modernisation and improvement works, this, in our opinion, represents a rare opportunity to purchase a detached house in this extremely sought after location.

Directions

From Bridgwater's town centre head west out of town initially along West Street, which will become Durleigh Road. Proceed for just under one mile,

where the property will be found on the left, shortly after the turning on the right for Mayfield Drive.

DRAFT PARTICULARS

Porch

Entrance Hall

24'9" × 12'11" (7.56 × 3.95)
Max. Including stairs.

Sitting Room

16'8" × 15'5" (5.10 × 4.72)

Garden Room

12'8" × 6'3" (3.87 × 1.93)

Study

13'7" × 11'8" (4.16 × 3.58)

Living/Dining Room

21'0" × 20'1" (6.42 × 6.14)
Max. L-shape

Kitchen/Breakfast Room

14'4" × 11'10" (4.37 × 3.63)

Lobby

8'3" × 5'1" (2.54 × 1.56)

Utility Room

14'6" × 6'6" (4.42 × 1.99)
Max.

PROPERTY DESCRIPTION

Rear Hall

Shower Room

7'3" × 6'9" (2.21 × 2.07)

Landing

Main Bedroom

17'1" × 14'2" (5.23 × 4.34)
Max.

Dressing Room

6'0" × 5'5" (1.83 × 1.67)

En-Suite

9'9" × 6'3" (2.98 × 1.93)

Bedroom Two

17'5" × 10'9" (5.33 × 3.29)

Bedroom Three

15'8" × 10'11" (4.79 × 3.33)

Bedroom Four

11'9" × 9'9" (3.60 × 2.98)

Bathroom

7'3" × 7'1" (2.21 × 2.16)

Cloakroom

7'3" × 5'1" (2.23 × 1.57)

Eaves Storage Area

16'9" × 7'6" (5.11 × 2.31)

Eaves Storage Area

11'3" × 8'2" (3.44 × 2.49)

Double Garage

18'6" × 17'0" (5.65 × 5.20)
Max.

Material Information

Tenure Freehold

Services Mains electricity, gas, water, drainage and broadband.

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

DRAFT PARTICULARS







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) A		
(81-91) B		80
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

