



## BROADOAK ROAD

Bridgwater, TA6 4NR

Price £339,950

**Tamlyns**



## PROPERTY DESCRIPTION

Nestled in the charming Broadoak Road of Bridgwater, this modern detached house is a true gem waiting to be discovered. Boasting a delightful setting, this property offers not just a house, but a home where memories are made.

Step inside to find a beautifully presented interior that exudes modern elegance. With two reception rooms, including a cosy sunny conservatory, there's ample space for entertaining guests or simply unwinding after a long day. The modern kitchen is perfect for whipping up culinary delights, while the four double bedrooms, one being an en-suite, provide comfort and privacy for all.

With a new kitchen, bathroom, and shower, as well as new flooring throughout, this home exudes a fresh and modern feel. The integral garage and driveway offer parking for up to three vehicles, ensuring convenience for you and your guests.

Located in a popular area, this property offers a pleasant tucked-away situation, providing a peaceful retreat from the hustle and bustle of everyday life. Whether you're looking for a family home or a place to call your own, this modern detached house ticks all the boxes.

Don't miss out on the opportunity to make this house your home sweet home. Book a viewing today and let the charm of Broadoak Road win you over!

EPC: C

Tax Band: C

### Local Authority

Somerset Council Tax Band: C

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



# PROPERTY DESCRIPTION

## Entrance Hall

12'8" × 6'5" (3.87 × 1.96)

## Sitting Room

15'1" × 10'11" (4.61 × 3.34)

## Kitchen

14'6" × 8'5" (4.44 × 2.59)

## Dining Room

9'0" × 8'6" (2.75 × 2.61)

## Conservatory

12'10" × 10'9" (3.93 × 3.28)

## Cloakroom

6'2" × 2'6" (1.90 × 0.77)

## Landing

## Main Bedroom

12'0" (3.67)

## En-Suite

8'3" × 5'4" (2.53 × 1.64)

## Bedroom Two

14'0" × 8'1" (4.27 × 2.47)  
Max

## Bedroom Three

11'11" × 6'9" (3.64 × 2.07)

## Bedroom Four

9'6" × 8'4" (2.92 × 2.56)

## Bathroom

6'11" × 5'6" (2.12 × 1.70)

## Integral Garage

16'7" × 8'1" (5.07 × 2.48)

## Material Information

Tenure. Freehold.

Services. Electricity, gas, water, drainage, telephone 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](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)

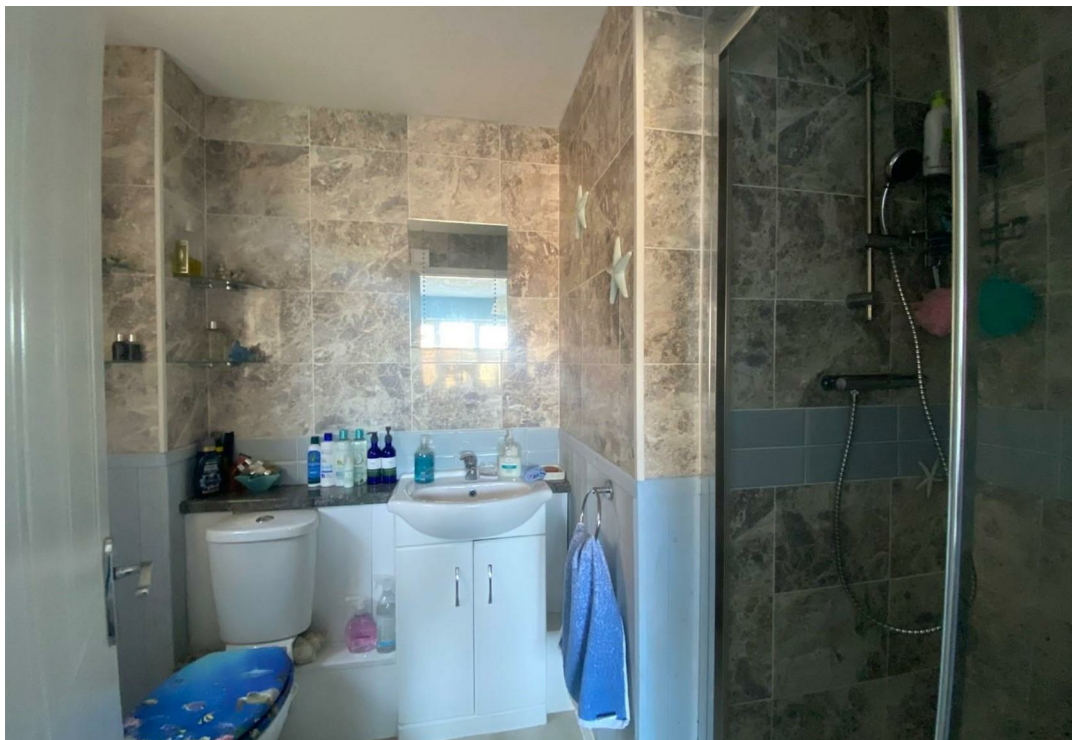
The property has not flooded within the last five years. For more information, please see:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)

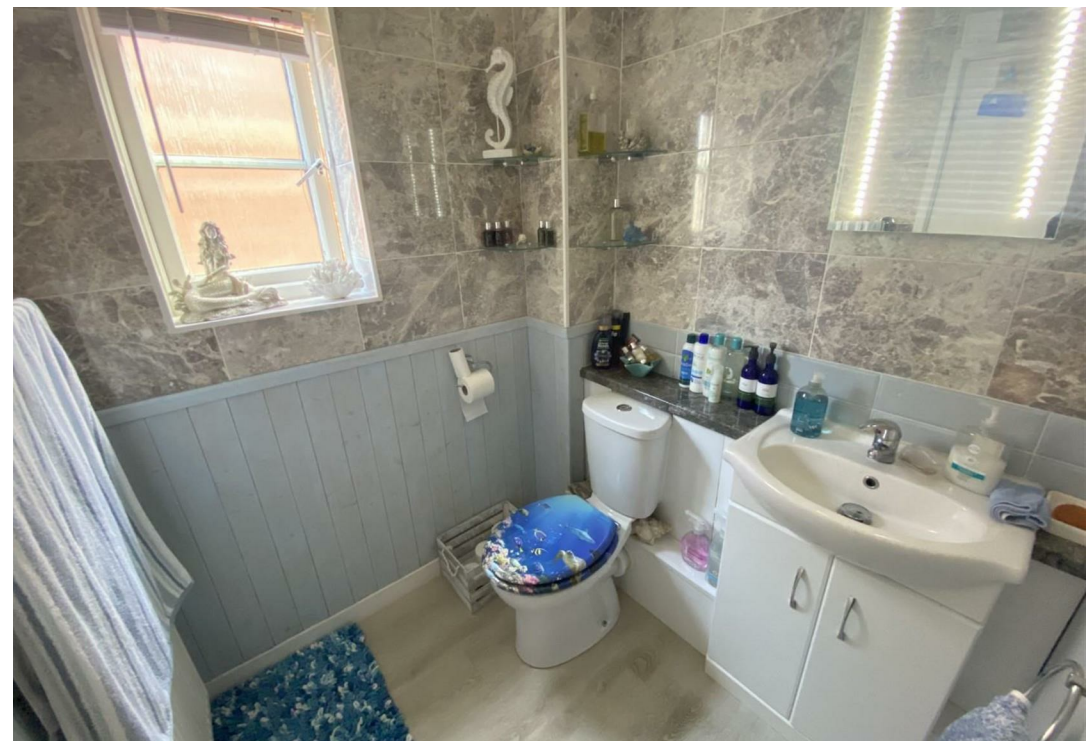
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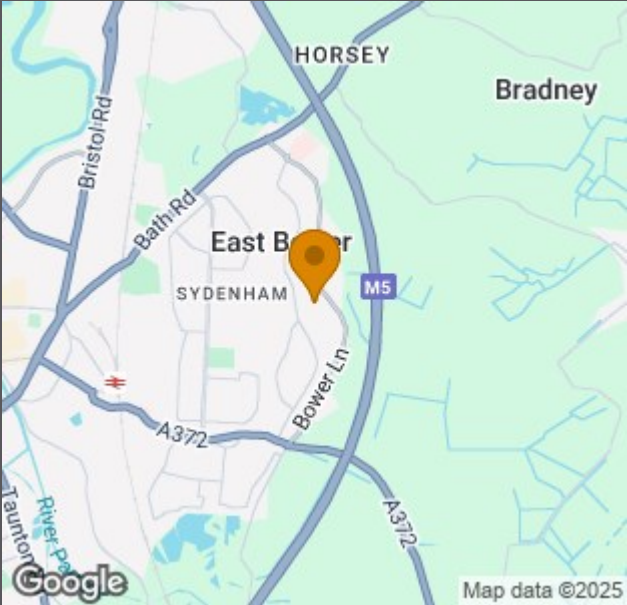








PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	71	
(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).

