



HOLFORD ROAD

Bridgwater, TA6 7NR

Asking Price £375,000

Tamlyns

PROPERTY DESCRIPTION

A truly stunning family home, benefiting from extended accommodation, beautifully presented accommodation throughout and a sought after situation on Bridgwater's west side. EPC D

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



PROPERTY DESCRIPTION

This beautifully presented property was purchased by our clients approximately seven years ago (at the time of writing), during which time a meticulous renovation and improvement programme has been carried out. Included within which was a single extension to the rear elevation, greatly extending the living space, as well as providing direct access to the rear garden, via bi-folding doors, and a cloakroom/w/c.

The kitchen is of an attractive, timeless style with Shaker style door and drawer fronts. Included are integrated appliances – double oven, electric hob, dishwasher, washing machine/tumble dryer, fridge and Belfast sink. Complimenting are solid wood work surfaces with a breakfast bar area. Also on the ground floor is a cosy sitting room and the entrance hall.

On the first floor, are three bedrooms and a bathroom, accessed from the landing. Two bedrooms are of double size, one a single. The main bedroom features built-in wardrobes. The bathroom has been fitted with a three-piece Burlington suite, including a panelled bath, over which is a Mira Platinum digital shower unit.

Outside, to the front, the property features a gravelled driveway, providing parking for three to four cars. To one side are double gates which lead to a single garage – although this would only be accessible by a very small vehicle, so the garage is currently used as a store. There is an electric roller shutter door.

The rear garden has been attractively landscaped, offering areas of gravel, patio and lawn. There is a raised timber seating area at the rear with a timber pergola over. On the other side of the house is a section currently used as a children's play area, with a climbing frame, slide, swings and 'soft floor' – these may be available as part of the sale.

DRAFT PARTICULARS

Entrance Hall

11'4" × 5'10" (3.47 × 1.80)
Including stairs.

Sitting Room

12'10" × 10'4" (3.92 × 3.17)

Kitchen/Breakfast/Dining Room

16'4" × 11'1" (5.00 × 3.40)
Including units.

Living Room

15'11" × 10'7" (4.86 × 3.24)
Including cloakroom.

Cloakroom

Landing

Main Bedroom

13'3" × 10'0" (4.05 × 3.05)

Bedroom Two

11'3" × 10'9" (3.44 × 3.30)

Bedroom Three

10'3" × 6'4" (3.13 × 1.95)
Including bulkhead.

Bathroom

6'8" × 5'6" (2.04 × 1.68)
Including suite.

Store (Formerly Garage)

18'2" × 9'0" (5.55 × 2.76)

PROPERTY DESCRIPTION

Material Information

Tenure. Freehold. Services. Mains electricity, gas, water and 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

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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).

