



SPRINGLEY ROAD

Bridgwater, TA6 4XH

Price £299,950

Tamlyns

PROPERTY DESCRIPTION

Nestled on the charming Springley Road in Bridgwater, this immaculately presented semi-detached house offers a delightful blend of comfort and versatility. Boasting three well-proportioned bedrooms master bedroom with en-suite, Lounge, kitchen / dining room, utility room, cloakroom, study / bedroom 4, this property has been thoughtfully extended to provide additional living space, making it an ideal choice for families or those seeking extra room for guests or a home office.

Situation

*Versatile Accommodation * 3/4 Bedrooms * Extended Family Home * Lounge * Kitchen / Dining * Utility Room * Cloakroom * Downstairs Bedroom / Study * Master Bedroom with En-suite. Viewing Recommended.

Local Authority

Somerset Council Tax Band: B
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

Accommodation (Measurements are approximate)

Front door into entrance porch

Entrance Porch

Cupboard with hanging space for coats, door into, radiator.

Lounge

14'8 × 14'6 (4.47m × 4.42m)

Double glazed window to the front, feature wall mounted electric fire, radiator, internet point and Tv point, built in understairs storage, stairs to first floor, door leading to

Bedroom 4 / Study

18'4 × 7'5 (5.59m × 2.26m)

Double glazed window to front & side, radiator, internet point.

Kitchen /Dining Room

14'4 × 14'2 (4.37m × 4.32m)

Extended and Newly installed with a range of wall & base units with worktops over, integrated dishwasher, space and connection for a gas range cooker, space for fridge / freezer, sink unit, double glazed window over looking rear garden, 2 x velux windows, radiators, breakfast bar and also space from for table and chairs along with French doors leading out to the rear garden, door to

Utility Room

11'6" × 7'4" (3.51m × 2.24m)

Range of wall & base units with worktop over, wall mounted drying rack, radiator, sink unit, space & plumbing for washing machine, space for tumble dryer, ladder storage cupboard, extractor fan, double glazed window to rear, door leading to rear garden, door to

Cloakroom

Obscure double glazed window to side, low level w/c, sink unit with vanity unit under, radiator.

Stairs to first floor

First Floor Landing

Double glazed window to the front, 2 radiators, loft access and doors to

Master Bedroom

10'2 × 9'9 (3.10m × 2.97m)

Double glazed window to the rear, range of built in wardrobes, radiator, door to

En- suite

Obscure double glazed window to the rear, low level w/c, sink with vanity unit under, corner shower cubicle, extractor fan, heated towel rail.

Bedroom 2

11'6 × 7'5 (3.51m × 2.26m)

Double glazed window to front, loft access, radiator.

Bedroom 3

8'3 × 7'7 (2.51m × 2.31m)

Double glazed window to the front, radiator.

Bathroom

Obscure double glazed window to the rear, low level w/c, sink with vanity unit under, bath with mixer tap over, walk in shower cubicle, extractor fan.

Outside

Front

Block paved drive proving off street parking

Rear Garden

Enclosed rear garden mainly laid to lawn, with patio area, pergola, shed, bin storage, side access.

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The master bedroom features a convenient en-suite, ensuring privacy and convenience for the occupants. The remaining bedrooms are spacious and adaptable, allowing for various configurations to suit your lifestyle needs. The reception room is inviting and provides a perfect setting for relaxation or entertaining guests.

This property is not only aesthetically pleasing but also practical, with a layout that maximises space and functionality. The surrounding area of Bridgwater offers a friendly community atmosphere, with local amenities and transport links within easy reach.

Material Information...

Additional information not previously mentioned

- Mains electric, gas and water. Gas central heating.
- Water metered.
- Mains Sewerage.
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

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

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

Flood Information:

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







PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	83
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).

