



## QUANTOCK VIEW CHURCH ROAD

Fiddington, Bridgwater, TA5 1JG

**Price £249,950**

**Tamlyns**



# PROPERTY DESCRIPTION

Nestled in the picturesque village of Fiddington, Bridgwater, this charming Semi detached house on Quantock View offers a unique opportunity for those looking to create their dream family home. Surrounded by the stunning views of the Quantock Hills, this property is perfect for nature lovers and those seeking a tranquil lifestyle.

While the house requires modernisation, it presents a blank canvas for potential buyers to infuse their personal style and preferences. With ample space and a well-proportioned layout, the property has the potential to be transformed into a lovely family residence, tailored to meet the needs of modern living.

This property is not just a house; it is an opportunity to create a home filled with memories. With a little vision and effort, you can unlock the full potential of this delightful residence. Don't miss the chance to make this house your own in a beautiful setting that truly embodies the charm of rural living.

## Situation

\*Versatile Accommodation\*3 bedrooms\*Lounge/dining room\*kitchen\*utility  
Area\*separate WC\*Family Bathroom\*Viewing Highly recommended.

## Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: B

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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## Accommodation

Measurements are approximate  
Half Double glazed door to hallway

## Hallway

Stairs leading to first floor, radiator, doors to kitchen and lounge.

## Kitchen

13'5" x 7'6" (4.1 x 2.3)  
Range of wall and base units with contrasting worktop, space for electric cooker, stainless steel single drainer sink unit with mixer tap, double aspect double glazed windows to front and side, front window enjoys views over to the Quantock Hills, radiator, under stairs cupboard, separate larder cupboard with obscure double glazed window to rear, power and lighting currently housing the fridge. Obscure half glazed door leading to front garden. Aga currently in situ however this is no longer in use and would need professional services to re-commission.

## Utility space

Door to separate WC with obscure double glazed window to rear, step down to utility space currently house free standing fridge/freezer, space and plumbing for washing machine, double glazed window to rear, further door to storage cupboard, obscure half glazed double glazed door leading to patio area to the front of the property.

## Lounge

18'4" x 12'2" (5.6 x 3.72)  
Dual aspect double glazed windows, to the front the views are far reaching and over to the Quantock Hills, to the rear it overlooking the garden and a paddock beyond, two radiators

## Landing

Double glazed window to rear, loft access, door to airing cupboard with shelving, radiator

## Bathroom

Obscure double glazed window to side, White bathroom suite with panel bath and electric shower over, low level WC, pedestal wash hand basin, tiling and radiator

## Bedroom One

15'5" x 9'2" (4.7 x 2.8)  
Double glazed window to front, radiator

## Bedroom Two

11'9" x 8'6" (3.6 x 2.6)  
Double glazed window to rear, radiator

## Bedroom Three

8'6" x 8'6" (2.6 x 2.6)  
Double glazed window to front, radiator, please note the Air Source Heating is situated in this bedroom, and would benefit from being boxed in.

## Outside

### Front

Pathway leading to the front door, and further path leading to the rear garden, laid to lawn with mature shrubs and enclosed by fencing, there is currently on road parking outside the front of the property.

### Rear Garden

Enclosed rear garden which is laid to lawn with mature shrubs and fruit trees, there is a shed and two greenhouses. The garden enjoys views over a paddock to the rear.

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## Material Information...

Additional information not previously mentioned

- Mains electric, mains water
- Water metered
- Air Source Heating system
- Mains Sewer
- No Flooding in the last 5 years
- Broadband and Mobile signal

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

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

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













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
Very energy efficient - lower running costs		
(92 plus) A	87	95
(81-91) B		
(69-80) C		
(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 

