



Otterhampton, Bridgwater, TA5 2PS

**Price £475,000**

**Tamlyns**



## PROPERTY DESCRIPTION

This detached bungalow which has never before been to the open market is offered with the benefit of no onward chain, the property itself is in need of refurbishment.

With far reaching viewing from the bungalow and the gardens surrounding.

There is currently an agricultural tie on the property which we would advise any buyer to take legal advice regarding this.

### Situation

\* 3 Bedroom detached bungalow \* Far Reaching Views \* Lounge \* Kitchen / Dining Room \* Office \* Walk in Larder \* Double Garage \* Further potential subject to planning \* No Onward Chain \*

### Local Authority

Somerset Council Tax Band: D  
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](mailto:house.sales@tamlyns.co.uk)



# PROPERTY DESCRIPTION

## Accommodation

All sizes are approximate.

### Entrance Hall

8'95 × 8'53 (2.44m × 2.44m)

Double doors leading into entrance porch where 2 further double doors lead into a entrance hall, radiator and doors leading to :-

### Lounge

19'7 × 12'6 (5.97m × 3.81m)

Double glazed windows to front & side with both far reaching view, radiator, feature brick fireplace.

### Bedroom 1

14'7 × 13'7 (4.45m × 4.14m)

Double glazed window to the front, built in wardrobes.

### Bedroom 2

11'8 × 10'4 (3.56m × 3.15m )

Double glazed window to the side, built in cupboards.

### Inner hall

loft access with drop down ladder, storage cupboard, doors to :-

### Bedroom 3

11'8 × 11'5 (3.56m × 3.48m)

Double glazed window to rear, radiator, built in cupboards.

### Shower Room

8'76 × 8'5 (2.44m × 2.57m)

Obscure double glazed window to rear, modern suite comprising of low level w/c, pedestal wash, double walk in shower cubicle.

## Kitchen / Dining Room

19'7 × 13'6 (5.97m × 4.11m)

Double glazed windows to rear & side, range of wall & base units with rolltop work surface, doors into:-

### Rear Hall

Door into larder and office along external door leading out to the rear garden.

### Larder

5'6 × 5'6 (1.68m × 1.68m)

Double glazed window to side,

### Office

9'7 × 6'50 (2.92m × 1.83m)

Double glazed window to rear. radiator.

### Loft

41'3 × 13'9 (12.57m × 4.19m)

Loft space which has been boarded and double glazed windows to both sides.

## Outside

### Front

To the front there is a drive for multiple vehicles, and providing access to the double garage, range of plants and shrubs and area of lawn.

### Side garden

Mainly laid to lawn,

### Rear Garden

Mainly laid to lawn with a range of plants and shrubs.

## Garage

21'8 × 18' (6.60m × 5.49m)

Double garage with an electric up & over door, light & power.

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## Material Information...

Additional information not previously mentioned

- Mains electric and water.
- Water on meter.
- Oil fired central heating.
- Sewerage septic tank.
- 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](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).

