



## KNIGHTSBRIDGE WAY

Bridgwater, TA6 4XR

Offers In The Region Of £330,000

**Tamlyns**



## PROPERTY DESCRIPTION

Nestled in the sought-after Bower Manor area of Bridgwater, this beautifully extended semi-detached family home offers a perfect blend of space and comfort. With four well-proportioned bedrooms, including a master suite complete with an en suite bathroom, this property is ideal for families seeking both privacy and convenience.

The home boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. The additional office space is perfect for those who work from home or require a quiet area for study.

The property is situated on Knightsbridge Way, a location known for its friendly community and accessibility to local amenities. With its generous living spaces and thoughtful layout, this home is designed to cater to the needs of modern family life.

### Situation

Extended Semi-detached Family Home\*Master Bedroom with En-suite\*3 further bedrooms\*office\*Lounge\*recently refurbished Kitchen/Breakfast Room\*Downstairs WC\*garage and parking\*Enclosed rear Garden\*

### 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



# PROPERTY DESCRIPTION

## Accommodation

All measurements are approximate.

## Entrance

Double glazed front door to side into:

## Hallway

Stairs rising to first floor, under stairs cupboard, tiled flooring, radiator, spot lighting door into:

## WC

Obscured double glazed window to side, vanity sink with mixer tap, low level WC, heated towel rail

## Lounge

Double glazed bay window to front and further double glazed window to front, radiator, feature fire surround with modern electric fire.

## Kitchen/Family room

Double glazed window to rear overlooking the garden. Range of modern wall and base units which have been newly fitted, contrasting quartz work tops, black one and a half bowl with mixer tap, free standing island which houses and integrated hob with extractor over and quartz work top and base draw units to one side, spot lighting, smoke alarm, integrated dishwasher and integrated washing machine, built in electric oven with space for microwave, integrated freezer and integrated fridge, the family dining area has bi-fold doors giving access to the rear garden, spot lighting, sky light, and there is under floor heating through all of the kitchen and dining space.

## First Floor Landing

Smoke alarm, loft access, radiator, airing cupboard door to:

## Office/craft room

Door from landing into office space, radiator and door into:

## Master Bedroom

20'1 × 10'1 (6.12m × 3.07m)

Dual aspect double glazed windows overlooking the rear garden, built in wardrobes (please note the measurements do not include depth) two radiator, door to:

## En-suite

10'5 × 6'9 (3.18m × 2.06m)

Obscured double glazed window to front, double shower cubicle with glass sliding doors, pedestal wash hand basin, low level WC, Bath Tub with mixer tap, heated towel rail, tiled floor, spot lighting and extractor fan

## Bedroom 2

11'4 × 8'3 (3.45m × 2.51m)

Double glazed window to front, radiator.

## Bedroom 3

11'1 × 8'2 (3.38m × 2.49m)

Double glazed window to front, radiator

## Bedroom 4

9'0 × 7'9 (2.74m × 2.36m)

Double glazed window to rear, radiator

## Family Bathroom

Obscured double glazed window to side, panel bath with shower and glass screen, tiling to compliment, heated towel rail, low level WC, vanity sink with mixer tap and storage cupboard under, spot lighting

## Outside

The front garden is open plan and laid to lawn and car charging point

## Garage

The garage has power door, lighting and power, there is a door to the rear giving access to the garden, work tops and under storage

# PROPERTY DESCRIPTION

## Garden

The rear garden is laid to lawn with paving, enclosed by panel fencing, patio area, outside tap.

## Material Information...

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Mains Sewage
- 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)

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PLAN

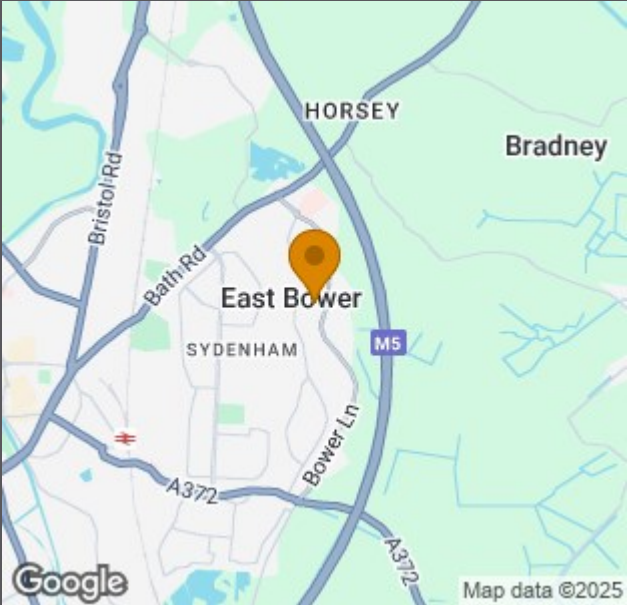


IMPORTANT NOTICE

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

