



The Walled Garden



The Walled Garden

Othery, Bridgwater, Somerset, TA7 0QG

Taunton 13 Miles.

A superbly presented bungalow, situated in a wonderful plot overlooking the church, in the popular village of Othery.

- Beautifully Presented
- Quiet Village Location
- Fitted Kitchen & Garden Room
- Off-road Parking & Garage
- Freehold
- Situated within Walled Gardens
- Two Reception Rooms
- Three Bedrooms & Bathroom
- Views Overlooking Church
- Council Tax Band D

Guide Price £395,000

SITUATION

The Walled Garden is situated in North Lane which is a quiet backwater close to the centre of the pretty village. Othery is a scenic village situated near to the Somerset Levels and located between Bridgwater, Somerton and Taunton. North Lane is a quiet side road situated in the heart of the village. It is ideally located for convenient access to the M5 and is a short reach to the nearby towns of Taunton, Bridgwater and Street. The village is situated in picturesque countryside and offers a perfect setting for rural Somerset living and includes a beautiful church.

DESCRIPTION

The Walled Garden is an impressive detached bungalow which has been beautifully presented throughout and offers well proportioned accommodation. It is situated in an enviable location close to the village church near the centre of the village. The bungalow is surrounded by good sized landscaped gardens with off road parking and garage.



ACCOMMODATION

A double-glazed front door leads through to the entrance hallway which includes two storage cupboards and has doors to the reception rooms and bedrooms. The sitting room has a large picture window overlooking the front garden. There is a marble fireplace with inset woodburning stove, and to one side there is access to the dining area which has double doors leading through to a south facing garden and extension providing a wonderful space to enjoy the attractive surrounding gardens. The dining room connects back through to the kitchen which features a range of matching wall and base units with wooden work surfaces and tiled splash-backs, 1 ½ bowl ceramic sink with drainer, induction hob with electric oven below, stainless steel extractor hood and there is an integrated fridge freezer and dishwasher. There's a door from the kitchen back to the hallway where there are three double bedrooms. Bedroom two is currently used as a dining room. There is a shower room which has been recently refitted and includes a double shower cubicle, low levelled WC and wash basin with vanity unit beneath a heated towel rail and large obscure glazed window.

OUTSIDE

The bungalow is situated on a large plot which extends to 0.21 acres with part walled gardens and at the front there is off-road parking for a number of vehicles and access to the attached garage with up and over door and has light and power. To the front of the property there is a large area of lawn, which includes a range of deep planted herbaceous borders with many established shrubs, flowers and trees. The garden extends to the side of the property and is laid to lawn and on around to the rear of the property where there is hedging and more mature trees that screen and enclose the back part of the garden and an enclosed area of patio to enjoy beautiful views over the nearby church. Beyond the patio there are some areas of lawn and gravel beds with flowering shrubs and specimen trees. In one corner there is a greenhouse and a pair of timber sheds.

DIRECTIONS

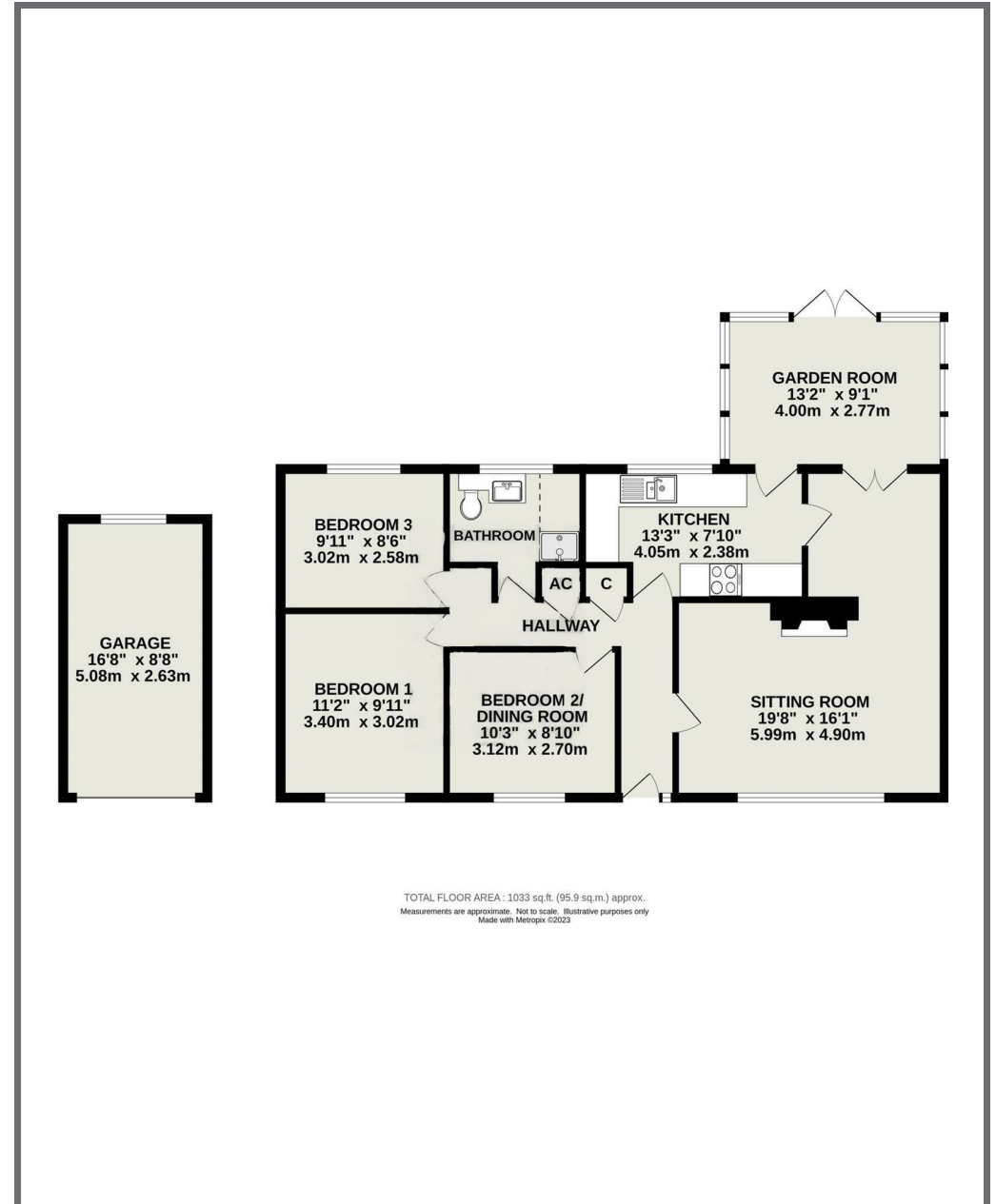
The property can be found off North Lane which is just off the main village road and can be identified on the right-hand side just by the church.

SERVICES

Mains water, electricity and drainage. Oil-fired heating. Broadband available: Standard, Superfast & Ultrafast. Mobile signal coverage: O2 & EE Voice available (Ofcom). Please note the agents have not inspected or tested these services. EPC Rating D.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



5 Hammet Street, Taunton, TA1
1RZ

taunton@stags.co.uk

01823 256625



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		76
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	