

Sunnybank, Fordgate Bridgwater TA7 0AP



## welcome to

## Sunnybank, Fordgate Bridgwater

Charming Five Bedroom Detached Cottage Situated in the Desirable Village of Fordgate. Stunning Views and Fields Surrounding. Located on Large Plot with Fields Surrounding, Beautiful Gardens. Ample Parking, Double Car Port and Garage. View to Appreciate!!













#### **Open Porch (side Of Property)**

#### Entrance Hall

Cloakroom

Lounge 18' 3" Max x 10' 9" Max ( 5.56m Max x 3.28m Max )

**Dining Room** 12' x 10' 7" ( 3.66m x 3.23m )

**Snug Room** 11' 9" x 7' 9" ( 3.58m x 2.36m )

**Downstairs Bathroom** 

Boot Room

Landing

Bedroom 1 11' 8" x 11' 8" ( 3.56m x 3.56m )

En Suite

Bedroom 2 15' 3" x 10' 8" ( 4.65m x 3.25m )

**Bedroom 3** 11' 1" x 9' 8" ( 3.38m x 2.95m )

**Bedroom 4** 11' 1" Max x 8' 10" Max ( 3.38m Max x 2.69m Max )

Bedroom 5 8' 3" Max x 8' 2" Max ( 2.51m Max x 2.49m Max )

#### Main Bathroom

**Garden To Front** 

Side Paddock

Main Garden

**Rear Garden** 

Parking

Garage 16' 1" x 8' 5" ( 4.90m x 2.57m ) Car Port

Kitchen/Breakfast Boot Room Car Port Garage Lounge **Dining Room** Ha **Ground Floor** Bedroom 5 Bedroom 1 Landing Bedroom 4 Bedroom 2 Bedroom 3

**First Floor** 

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Parking

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## Sunnybank, Fordgate Bridgwater

- Appealing Five Bedroom Detached Farm House
- Characteristic Features Throughout
- Stunning Gardens on superb Plot.
- Ample Parking with Double Car Port and Garage
- Stunning Setting with Fields Surrounding.

Tenure: Freehold EPC Rating: C

offers in excess of

£550,000





# view this property online fox-and-sons.co.uk/Property/TAU108276

### The Property Ombudsman

Property Ref: TAU108276 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the postcode not the actual property

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