



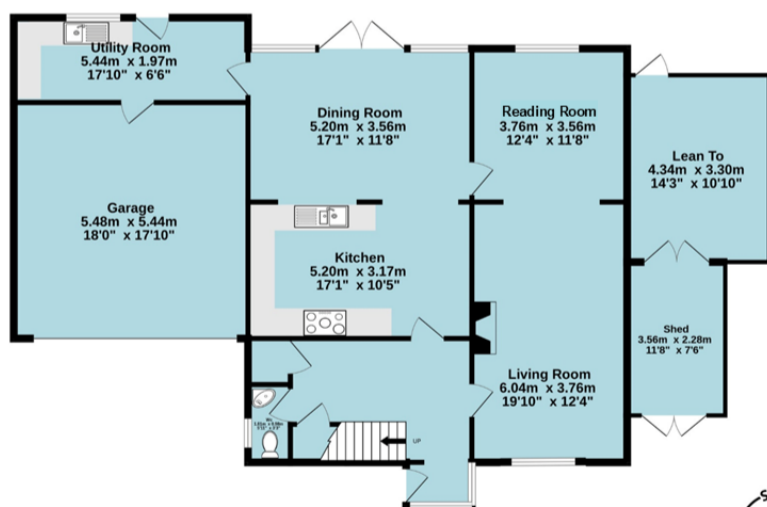
**Burtle Road**  
 Burtle, Bridgwater, TA7  
 £585,000 Freehold

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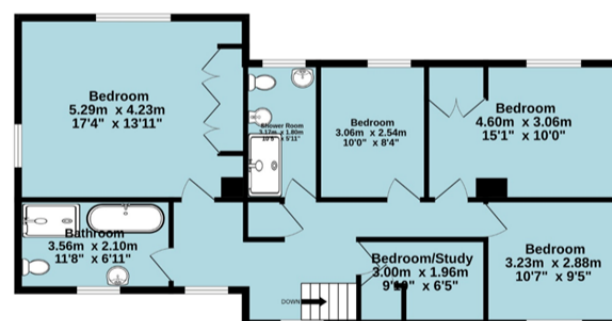
**Wilkie May & Tuckwood**

## Floor Plan

Ground Floor  
 126.1 sq.m. (1357 sq.ft.) approx.



1st Floor  
 86.1 sq.m. (927 sq.ft.) approx.



TOTAL FLOOR AREA : 212.2 sq.m. (2284 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Description

A beautifully presented, spacious and particularly light and airy family home "located in a rural location" yet close to many of the county's major towns as well as rail and road links. The fixtures and fittings throughout have been finished to an exceptionally high standard and the whole property has been well cared for both inside and out.

- Village location
- Beautifully presented throughout
- Five bedroom detached house
- Over 17' kitchen
- Dining room overlooks rear garden
- Over 19' living room with garden room off
- Principal bedroom over 17'
- Four further bedrooms
- Bathroom and shower room
- Large utility room
- Front and rear gardens
- Double garage
- Lean-to and sheds

## THE PROPERTY:

A beautifully presented spacious and particularly light and airy family home "located in a rural location" yet close to many of the county's major towns as well as rail and road links. The fixtures and fittings throughout have been finished to an exceptionally high standard and the whole property has been well cared for both inside and out.

The accommodation includes an entrance hall, with useful storage cupboards off, and a cloakroom which includes a WC and basin. To the right is a well proportioned living room which has a feature fireplace finished with blue lias stone and inset wood burner. Behind this is a separate reading room which enjoys a sunny aspect overlooking the rear garden. To the opposite side of the house is an open plan kitchen/dining/family room. The kitchen benefits from high quality cream fronted units, including cupboards and soft closing drawers with contrasting rolltop working surfaces. Within this area is also space for a dining room table and chairs and a family sitting area. Again it enjoys a sunny southerly aspect overlooking the rear gardens. Finally on this floor is a large utility room again with cream coloured units and a door to the outside and into the garage.

On the first floor off the landing and to one side of the house is a large principal bedroom suite which includes a huge bedroom with built-in wardrobes, a dressing area and bathroom facility alongside. This includes a double shower with waterfall attachments, separate freestanding bath, WC and basin. There are three/four further bedrooms (one with built-in wardrobes). These are complemented by a family shower room with a large shower cubicle, with power shower, WC, bidet and basin.

The property is heated by an oil fired boiler and benefits from uPVC double glazing.

Outside – The property is entered via a driveway which provides off-road parking and a turning spur. There is a carport area which in turn leads to a double garage via an electric door.

At the front the garden is enclosed by walling and mature hedging. The sunny back garden has a patio which is a real feature, a fishpond and a large lawned area with mature shrubs and plants being enclosed by walling, hedging and fencing. The garden benefits from the sun all day and evening. Buildings include a lean-to, a shed and a further shed in the corner of the rear garden.

LOCATION: Burtle is a small rural village yet is ideal for commuting being only 6 miles from Junction 22 of the M5. Burtle is set in the scenic Somerset Levels' countryside and benefits from a church, an award winning pub/restaurant and a village hall which is at the centre of village social life. The neighbouring village of Catcott provides a primary school and the busy town of Street (9 miles) offers Crispin School (an Academy for 11-16 year olds), Strode College and an excellent choice of shops. There are 3 independent schools within a 30-minute drive – Millfield, Wells & Sidcot. The centres of Taunton, Exeter and Bristol are 24, 54 and 33 miles distant respectively.



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## GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale Freehold by private treaty.

**Services:** Mains water, mains electricity, private septic tank drainage, oil central heating.

**Local Authority:** Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

**Council Tax Band:** E, **EPC Rating:** D



IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared in January 2024.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation: 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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