



Bawdrip —£325,000 Freehold

Linda Saunders | Estate Agents



5 Bath Road  
Bawdrip  
Bridgwater  
TA7 8PG

This is a wonderful opportunity to acquire this rather unique four bedroom detached home which comes with an extensive outbuilding, suitable for a variety of uses. This combination will be certain to attract much interest. The property needs extensive refurbishment and is priced to reflect this. Set on the northeastern side of town it provides easy access to the town centre, the M5 motorway network and the surrounding countryside.

The property briefly comprises; entrance hall, lounge, dining room, large sun lounge/conservatory, kitchen/breakfast room, day lounge, and cloakroom, whilst to first floor are four bedrooms and bathroom. The property further benefits from oil fired central heating, PVCu wood grain effect double glazed windows. There is a particularly large front garden and parking for 8/10 cars with the potential to build a garage subject to the necessary consents. In all, this represents a wonderful opportunity to acquire this unusual property with much potential. An early inspection is advised. No onward chain.

**ACCOMMODATION** (All measurements are approximate)

**Entrance Porch:** Obscure glazed door and side panels into entrance porch with ceramic tiled flooring, entrance door into entrance hallway.

**Hallway:** stairs to first floor. Tiled flooring.

**Lounge:** 13'0" x 10'0". Reconstructed stone open fireplace and surround. Bow window. Fitted carpet. Opening through to: -

**Dining Room:** 12'10" x 11'01" Carpet, double panel radiator, hardwood French doors to: -

**Sun Lounge/Conservatory:** 12'10" x 11'07" extending to 18'0". Radiator, sliding PVCu wood grain patio door to outside.

**Day Lounge:** 16'06" x 08'03". PVCu double glazed door to outside. Fitted cupboard with oil fired central heating boiler with factory lagged copper cylinder over. Door to:

**Kitchen/Breakfast Room:** 10'0" x 10'0" Inset Astralite single drainer sink unit with cupboard under. Deep roll top working surfaces with further cupboards and drawers under. Inset four ring ceramic hob with oven under and extractor over. Matching wall cupboards. Walk-in larder/pantry. Door to:

**Rear Hall:** With door to outside. Wash hand basin. Separate WC.

**FIRST FLOOR**

**Landing:** Loft access, radiator and carpet.

**Bedroom One:** 16'0" max x 09'09". Attractive bay window and Built-in wardrobe suite, radiator and carpet as fitted.

**Bedroom Two:** 13'01" x 10'11". Radiator, and carpet as fitted.

**Bedroom Three:** 12'08" x 10'07". PVCu double glazed window to front aspect, radiator and carpet as fitted.

**Bathroom:** Panelled bath, pedestal wash hand basin, low level WC. Separate shower cubicle with mains shower, radiator, tiled splashback.

## OUTSIDE

The property stands on a particularly large plot with electronic wrought iron double entrance gates and railings giving access to large gardens mainly laid to lawn with concrete driveway and parking area. The parking area has space for approximately 8/10 cars. **OUTBUILDING** 42'6" x 26'0" with power and light. Separate **GENERAL STORAGE BUILDING** 41'8" x 8'4" average. Side access leads to the rear of the property where the garden overlooks open fields and is laid to lawn

**Agents Note:** These are preliminary details as we are awaiting their approval by our vendor.

Energy Rating: **F 36**

Council tax band: **D**

Local authority reference number **0400500050**

Services: Mains electricity, water & drainage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		



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### FREE Market Appraisal

If you are thinking of moving and could benefit from an up to date market appraisal on your own property, call us today.

### VIEWING

Strictly by appointment through our office in Bridgwater.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

All measurements are approximate. Fixtures and fittings other than those mentioned above to be agreed with the seller.

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