



DURLEIGH ROAD

Bridgwater, TA6 7HR

Price £425,000

Tamlyns

PROPERTY DESCRIPTION

Viewing strongly recommended for this family home situated on the Dunleigh Road with views across St Matthews Field.

The property itself has been in the same ownership for over 40 years, loved and maintained whilst keeping the original features, charm and character.

The property briefly comprises of entrance vestibule, entrance hall, Lounge, sitting room, dining room, kitchen, utility and cloakroom. To the first floor there is 2 bedrooms, bathroom and separate w/c and to the 2nd floor 2 further bedrooms.

Outside there are front and rear gardens along with a garage.

Local Authority

Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating: D

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

Accomadation

All sizes are approximate.

Vestibule

Front door into vestibule with tiled floor and part glazed door with stained glass into

Entrance hall

Stairs to first floor, radiator, doors to

Lounge

15'9" × 13'9" (4.81 × 4.21)

Double glazed box bay window to the front, radiator, feature fire surround.

Sitting Room

13'9" × 12'6" (4.21 × 3.83)

Feature fire surround, radiator, walk in understairs storage cupboard, door leading to

Garden Room

12'1" × 7'8" (3.70 × 2.34)

Tiled floor, doors leading to the rear garden.

Dining Room

12'4" × 9'8" (3.78 × 2.96)

Double glazed window to the side, radiator, feature fire surround, opening leading to

Kitchen

12'4" × 9'8" (3.78 × 2.96)

Range of wall & base units with rolltop work surface over, double glazed window to side, space from electric cooker with extractor hood over, space for washing machine, opening leading to

Utility Area

Space for fridge / freezer, door leading into cloakroom, door leading to rear garden.

Cloakroom

Low level w/c with obscure double glazed window to the rear.

First Floor

First Floor Landing

Radiator, stairs to top floor, doors to

Master Bedroom

19'1" × 12'6" (5.83 × 3.83)

2 × double glazed window to the front over looking St Matthews Field, 2 × built in wardrobes, radiator.

Bedroom 2

13'0" × 9'7" (3.97 × 2.94)

Double glazed window to the rear, built in wardrobe, radiator.

W/C

Double glazed window to the side, low level w/c.

Bathroom

9'2" × 8'8" (2.80 × 2.66)

Obscure double glazed window to the rear, pedestal wash hand basin, panelled bath with electric shower over.

2nd Floor Landing

Velux window, door to

PROPERTY DESCRIPTION

Bedroom 3

16'7" x 12'7" (5.06 x 3.85)

Double glazed window to the front, 2 x built in cupboard, electric storage heater.

Bedroom 4

16'7" x 12'4" (5.06 x 3.78)

Double glazed window to rear, built in cupboard, electric storage heater.

Outside

Front Garden

Walled front garden mainly laid to lawn with a range of plants and shrubs.

Rear Garden

Enclosed rear garden mainly laid to lawn, with rear access and door leading into the garage.

Garage

15'8" x 14'1" (4.78 x 4.30)

Accessed via lane to the rear, up and over roller door.

Description

Viewing strongly recommended for the this family home situated on the sort after Dunleigh Road with views across St Matthews Field, close to all local amenities and schools.

The property itself has been in the same ownership for over 40 years, loved and maintain whilst keeping the original features, charm and character.

The property briefly comprises of entrance vestibule, entrance hall, Lounge, sitting room, dining room, kitchen, utility and cloakroom. To the first floor there is 2 bedrooms, bathroom and separate w/c and to the 2nd floor 2 further bedrooms.

Outside there are front and rear gardens along with a garage.

Material Information...

Additional information not previously mentioned

- Mains electric, gas and water.
- No water meter
- Gas Central Heating
- Mains Sewerage
- 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

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

Council Tax Band D







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) A		
(81-91) B		
(69-80) C		
(55-68) D	64	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

