



HIGH STREET

Spaxton, Bridgwater, TA5 1BT

Price Guide £640,000

Tamlyns

PROPERTY DESCRIPTION

Nestled in the charming village of Spaxton, Bridgwater, this delightful detached bungalow offers a perfect blend of comfort and tranquility. Located on the High Street, the property boasts a mature garden.

Inside, the bungalow features two spacious reception rooms. The well-appointed kitchen/Breakfast Room has a lovely feature of an oil fired green Rayburn. On the ground floor is Bedroom 3 and the family bathroom, with two further bedrooms and a shower room on the first floor.

The property benefits from an enclosed Pony Paddock offering an opportunity for equestrian enthusiasts, and is set in the popular village of Spaxton.

One of the standout features of this property is the pony paddock, which offers a unique opportunity for equestrian enthusiasts and is being sold with the benefit of no onward chain.

Situation

*Detached Dorma Bungalow*3 Bedrooms*2 reception Rooms* 2
Bathrooms*Kitchen/Breakfast Room*Utility*Detached Double Garage*Mature
Gardens*Pony Paddock*No Onward Chain*

Local Authority

Council Tax Band:
Tenure: Freehold
EPC Rating:

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk



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Accommodation

All measurements are approximate

Entrance Hall

Double glazed decorative front door with decorative side panels, giving access into the Hallway with a smoke alarm, stairs rising to first floor, under stairs storage cupboard, further storage housing the immersion tank, radiator.

Utility

11'5" x 4'11" (3.5 x 1.5)
Half double glazed door to side access, tiled floor, space for a free standing fridge/freezer, space and plumbing for washing machine and tumble dryer, wall mounted central heating boiler, strip lighting, counter top work space.

Bedroom 2

13'9" x 10'5" (4.2 x 3.2)
Double glazed window to front, radiator.

Family Bathroom

10'9" x 5'6" (3.3 x 1.7)
Obscure double glazed window to side, panel bath, low level WC, pedestal wash hand basin, extractor fan, radiator, shaver point.

Lounge

18'0" x 13'9" (5.5 x 4.2)
Dual aspect double glazed windows, feature fireplace, radiator.

Kitchen

12'9" x 10'2" (3.9 x 3.1)
Dual aspect double glazed windows to front and side, range of country style wall and base units with contrasting work tops, integrated electric oven and hob with extractor over, space and plumbing for dishwasher, stainless steel double drainer sink with mixer tap, tiled flooring, breakfast bar, brick surround featuring the oil fired Rayburn.

Breakfast/Family Room

20'0" x 9'6" (6.1 x 2.9)
Double glazed sliding doors to rear, radiator.

First Floor

Landing

Loft access

Master Bedroom

17'8" x 12'1" (5.4 x 3.7)
Triple access double glazed windows to front, side and rear with far reaching views of the country side beyond. storage under eaves storage, two radiators.

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Shower Room

9'2" x 4'11" (2.8 x 1.5)

Obscure double glazed window to rear, separate shower cubicle with electric wall mounted shower, pedestal wash hand basin, low level WC, shaver point and Radiator.

Bedroom 3

15'1" x 9'2" (4.6 x 2.8)

Double glazed window to front, under eaves storage (please note there is limited head room)

Outside

Double Garage

Brick built garage with wooden doors, power and lighting and also benefits from water

Rear Garden

Mainly laid to lawn with mature shrubs and plants, oil tank, gateway leads to:

Pony Paddock

Approximately an acre and is fenced.

Material Information...

Additional information not previously mentioned

- Mains electric, gas and water
- No Water meter
- Oil fired central heating, Rayburn
- Sewerage septic tank or cesspit
- 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







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.
- 3. Tamlyns Estate Agents may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £240 inc VAT, HD Financial Ltd up to £240 inc VAT



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

