

BRISTOL ROAD

Walpole, Bridgwater, TA6 4TF

Price Guide £430,000

Tamlyns

PROPERTY DESCRIPTION

Tamlyns presents this modernised semi detached house situated in Walpole, the north of Bridgwater lying near the village of Pawlett & Junction 23 of the M5 motorway. This property has been thoughtfully updated throughout and offers spacious accommodation arranged over two floors.

On the ground floor the entrance hall leads to a study/home office, reception room, downstairs bathroom, living room, kitchen, dining room/downstairs bedroom with a utility room. The utility & kitchen have doors out to the south east facing garden. The kitchen has a range of units including sky lights to add extra light with under floor heating throughout.

The first floor comprises of three double bedrooms with the master bedroom having an en suite and built in cupboard. Under floor heating

Situation

*Semi Detached*Extended*4 Bedrooms*2 Bathrooms*Reception Room*Living Room*Dining Room*Family Bathroom*Parking for 5 Cars*

Local Authority

Somerset Council Tax Band: C
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

Description

The heart of the home is undoubtedly the refitted kitchen, which boasts contemporary fixtures and ample storage, making it a delight for any cooking enthusiast. The two modern bathrooms have also been tastefully updated, ensuring comfort and convenience for all residents.

One of the standout features of this property is the underfloor heating, providing a warm and inviting atmosphere throughout the home, especially during the colder months. Additionally, the property offers generous parking for up to five vehicles, a rare find that adds to the convenience of this lovely home.

This semi-detached house is not only a comfortable living space but also a perfect blend of modern amenities and practical features, making it an ideal choice for those looking to settle in a peaceful yet accessible location. With its excellent condition and thoughtful upgrades, this property is ready for you to move in and make it your own.

Accomodation

All sizes are approximate.

Entrance

Doors to office/study and reception room with under-stairs cupboard and a spot light.

Study

13'0" x 11'5" (3.975m x 3.491m)
Double glazed window to front, fire place and electrics sockets with spot lights.

Reception Room

12'8" x 11'8" (3.873m x 3.573m)
Double glazed window to front and two electric sockets and storage space with door into:

Living Room

19'4" x 16'7" (5.911m x 5.075m)
Huge open plan space with twin double glazed windows to rear, log burner, spot lights, entrance to upstairs and arch way to kitchen.

Kitchen

15'0" x 12'0" (4.589m x 3.678m)
Double glazed window to rear, refitted kitchen with a range of cabinets and base units for storage and commercial style pre-rinse kitchen faucet installed over a stainless steel double sink. Twin sky lights in roof with french doors in to south east facing garden with a digital touchscreen thermostat used to control the underfloor heating system.

Utility

10'4" x 10'1" (3.160m x 3.074m)
Storage cabinets and a range of units for cupboard space/integral white goods, double electric sockets and door to rear garden with one sky light in roof.

Bedroom One

13'11" x 9'10" (4.257m x 3.002m)
Double bedroom with front aspect double glazed window to front, full length built in wardrobes and double glazed velux window to rear with a digital touchscreen thermostat used to control the underfloor heating system.

Bedroom Two

11'4" x 11'0" (3.462m x 3.362m)
Double bedroom with dual aspect windows to front and side. Cupboard space for storage, three double electrics sockets with a digital touchscreen thermostat used to control the underfloor heating system, and door to:

Ensuite

6'0" x 4'5" (1.845m x 1.348m)
Sink basin above the WC with a walk in shower and double glazed velux window to rear.

PROPERTY DESCRIPTION

Bedroom Three

12'0" x 10'0" (3.666m x 3.054m)
Double bedroom with double glazed window to rear, three double electric sockets and door to cupboard space with solar panel system and electrical consumer unit with with a digital touchscreen thermostat used to control the underfloor heating system.

Bedroom Four

15'5" x 10'11" (4.721m x 3.348m)
Large double room with dual aspect double glazed windows to front and side with electrical sockets and spot lights.

Bathroom

9'1" x 7'1" (2.777m x 2.167m)
Sink basin with storage cabinets and walk in shower with sky light above and electrical radiator mounted to wall with spot lights and extractor fan.

Garden

Low maintenance south east facing garden with access to outdoor log shed/storage room and wrap around garden towards the parking.

Parking

Parking for Five cars within an enclosed front gate with additional front of house parking for further cars.

Council Tax

C

Material Information...

Additional information not previously mentioned
- Mains electric and water
- Water metered
- Heating electric heating, wood burner, Underfloor.
- Sewage treatment plant.
- Flooding in the last 5 years or not.
- Broadband and Mobile signal.

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













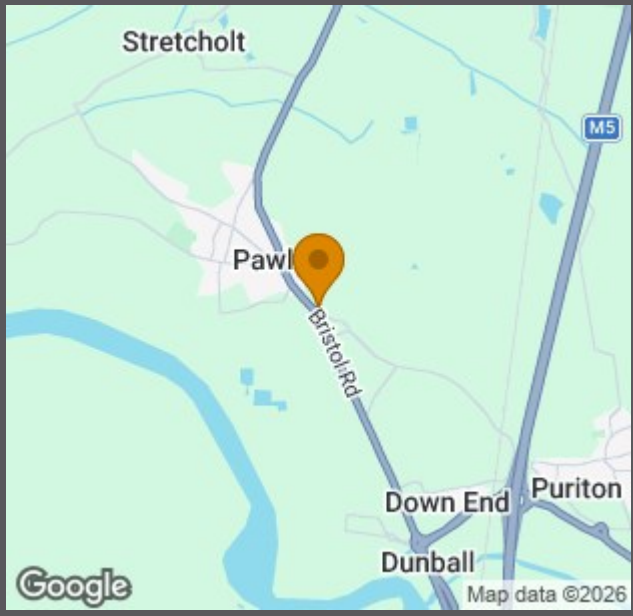


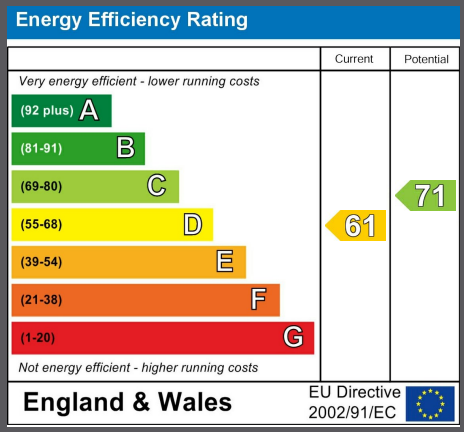




PLAN







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 uplon 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

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