


Natasha Howarth
ESTATE AGENTS



Fieldbank Vicarage Road, Bridgwater, TA7 8DX

Offers in excess of £465,000

Welcome to Vicarage Road, Bridgwater- a charming property with a rich history! This detached house, formerly the village hall, offers a unique opportunity to own a piece of local heritage.

Upon entering, you are greeted by three spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. The property boasts three excellent size bedrooms, providing ample space for a growing family or visiting guests. In brief the property comprises a grand entrance hallway, living room, downstairs bedroom, study, shower room, snug, inner lobby, kitchen/ breakfast room and utility room. Upstairs there are two double bedrooms with an ensuite shower room to bedroom one. One of the standout features of this property is the parking and wildlife garden with a plethora of trees, plants and mature shrubs. The village hall's transformation into a residential home adds character and a touch of history to this already charming abode. Don't miss out on the opportunity to own this unique piece of property on Vicarage Road. Book a viewing today and envision the endless possibilities this house has to offer!

ENTRANCE

PORCH

Dual aspect double glazed windows. Door to:

HALLWAY

Double glazed window to front aspect. Staircase rising to the first floor. Storage cupboard, radiator. Doors to living room, bedroom three, study, snug, shower room and inner lobby.

LIVING ROOM

Double glazed window to front aspect. Feature fireplace with electric fire inset. Wooden floor boards, two radiators.

BEDROOM

Double glazed window to rear aspect. Radiator.

STUDY

Double glazed window to rear aspect. Wood effect flooring, radiator.

SHOWER ROOM

Obscure rear aspect double glazed window. Fitted with a three piece suite comprising walk in shower, pedestal wash hand basin and WC. Part panelled walls, radiator.

SNUG

Double glazed window to front aspect. Feature fireplace with electric fire inset.

INNER LOBBY

Radiator. Door to the garden. Door to the snug and kitchen/ breakfast room.

KITCHEN/ BREAKFAST ROOM

Front aspect double glazed window. Fitted with a range of matching wall, base and drawer units with granite effect roll top work surfaces over and one and a quarter bowl stainless steel sink and drainer unit inset. Built in electric oven and four ring ceramic hob over. Space for fridge/ freezer, space for dishwasher and additional appliances. Radiator, door to:

UTILITY ROOM

Double glazed window to rear aspect. Space and plumbing for a washing machine, space for a tumble dryer. Storage cupboard.

LANDING

Double glazed skylight. Doors to bedrooms. Eaves storage, radiator.

BEDROOM

Double glazed window to front aspect. Radiator. Door to:

ENSUITE

Obscure front aspect double glazed window. Fitted

with a three piece suite comprising oversized shower cubicle, pedestal wash hand basin and close coupled WC with push button flush. Tiled splashbacks. Radiator.

BEDROOM

Double glazed window to front aspect. Radiator, wood effect flooring. Built in double wardrobe with sliding doors.

EXTERIOR

GARDEN

Enclosed via timber fencing. Mainly laid to lawn with mature shrubs, trees and flowers inset. Timber shed to remain.

PARKING

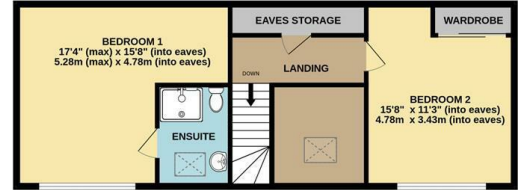
On own driveway and further parker behind timber gate.

Floor Plan

GROUND FLOOR



1ST FLOOR



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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Area Map



Energy Efficiency Graph

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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.
References to the Tenure of a Property are based on information supplied by the Seller.



01278 574562 07710 392220
sales@nhowartheestateagents.co.uk
www.natashowartheestateagents.co.uk

