





Enmore Road

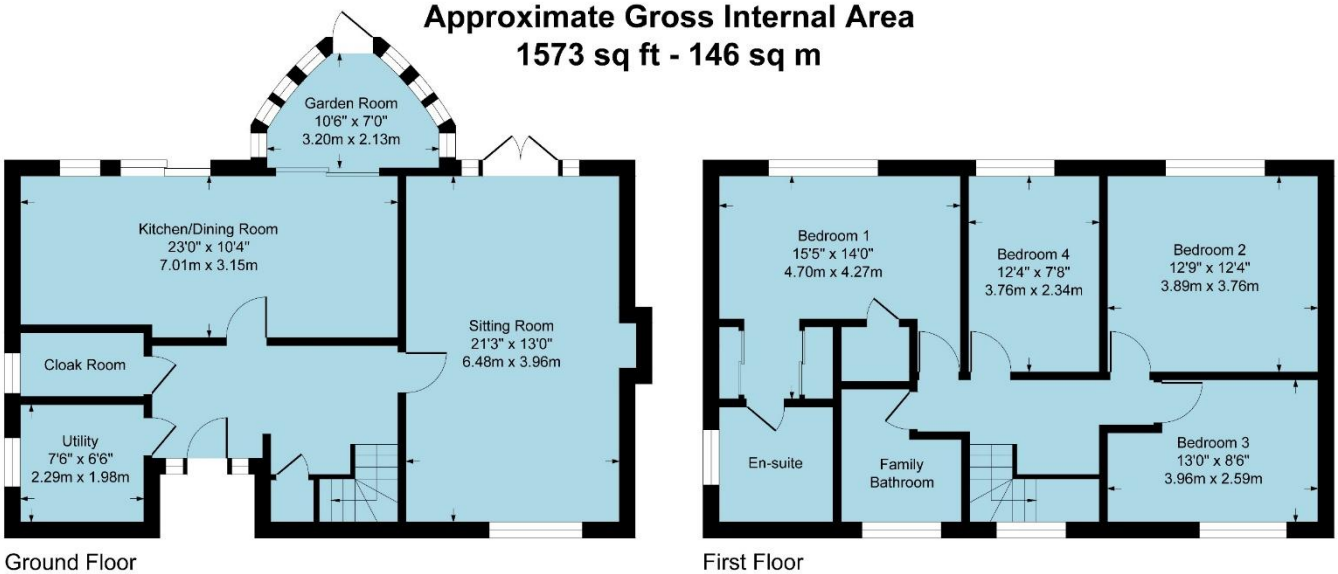
Enmore, Bridgwater, TA5

£635,000 Freehold

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Wilkie May & Tuckwood

Floor Plan



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

The Property Ombudsman
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Description:

This property is beautifully and stylishly presented throughout. It is a four bedroom detached house situated in the popular village of Enmore benefitting from ample off-road parking which leads to a double garage. The dwelling has oil fired central heating.

- Popular Enmore village
- Beautifully and stylishly presented
- Four bedroom detached house
- Over 21' sitting room
- 23' kitchen/dining room
- Utility room and cloakroom
- Ensuite to bedroom one
- Family bathroom
- Manicured gardens surround house
- Double garage and ample parking

THE PROPERTY:

The accommodation comprises an entrance hall having a storage cupboard and stairs rising to the first floor. There is a cloakroom which has a low level WC and pedestal hand wash basin. The sitting room has a dual aspect and wood burning stove set on a slate hearth and French doors opening to the rear garden. The modern kitchen/dining room has a kitchen that has recently been refitted with a range of base and wall units with built-in double oven, hob with an extractor fan over and spaces and plumbing for the dishwasher and has tiled flooring with a door giving access to the rear garden. The garden room is semi-circular and is uPVC double glazed with a door opening to the rear garden. There is a utility room with a sink and drainer together with plumbing for a washing machine and an oil fired boiler providing central heating and hot water throughout.

To the first floor landing is a storage cupboard and doors to all the bedrooms. The principal bedroom enjoys views to the rear adjoining fields, double built-in wardrobes and door to an en-suite with a shower, WC and a pedestal wash basin. Bedroom two also benefits from views to the rear over the adjoining fields. Bedroom three overlooks the front of the property and bedroom four also looks to the rear. The family bathroom has a panelled bath, wash basin and a low level WC.

OUTSIDE – To the front of the property is off-road parking for a number of vehicles which leads to the double garage with two up and over doors with power and light.

There is also a gate to the side of the house giving access to the manicured garden which has a range of mature plants, trees and shrubs with a walled boundary, good size decked area, access to the double garage. The garden wraps around to the side and the front where there is a feature stream to the front of the house.

A viewing of this residence is highly recommended, not only to appreciate its situation within the village but its quality and finish.

LOCATION:

Situated in the Quantock village of Enmore an Area of Outstanding Natural Beauty. The village is surrounded by open fields which blend with the Quantock Hills themselves. The village has a thriving village junior school which is held in high esteem. There are two real ale public houses, both offering food and one with accommodation if required. The village offers the Enmore Park 18 hole golf course, with separate practise area and attractive mock Tudor club house. Fishing and sailing can be enjoyed at the Durleigh Reservoir and the nearby Hawkridge Reservoir for fly fishing. The county town of Taunton is approximately 9 miles away. Bridgwater is approximately 4.5 miles away and offers a full range of leisure, educational and retail facilities. Main line links are available via Bridgwater Railway station together with a daily coach service to London from Bridgwater Bus station.





GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty.
Construction: Traditional construction.
Services: Mains water, mains electricity, mains drainage, oil central heating.
Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY
Council Tax Band: F
Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1800Mbps download and 220Mbps upload. We recommend you check coverage on https://checker.ofcom.org.uk/
Mobile Phone Coverage: Voice and data limited with EE.
Flood risk: Rivers and seas: Very low risk Surface: Very low risk Reservoirs: Unlikely Groundwater: Unlikely
We recommend you check the risks on https://www.gov.uk/check-long-terrm-flood-risk
Planning: Local planning information is available on https://www.sdc.somerset.gov.uk/planning_online







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MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.
Code of Practice for Residential Estate Agents: Effective from 1 August 2011:
8. Financial Evaluation: 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.
The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.
We routinely refer potential sellers and purchasers to a selection of recommended local solicitors. It is their decision whether to use those services.
In making that decision, it should be known that we may receive a payment benefit of not more than £150 plus VAT per transaction.

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