STOCKMOOR DRIVE

Bridgwater, TA6 6AH

Price £399,950

Tamlyns

PROPERTY DESCRIPTION

This very well presented 4 bedroom family home situated on the popular Stockmoor village situated to the south of the market town of Bridgwater.

Built in 2008 the current vendors have replace the original boiler and installed air conditioning units in the bedrooms and lounge.

The property briefly comprises of entrance porch, hallway, lounge, study, dining room, kitchen breakfast room, utility and cloakroom.

To the first floor 4 bedrooms, master with ensuite and a family bathroom.

Outside there are front and rear gardens, double garage and drive.

Situation

*4 Bedroom Detached Family Home *Lounge *Dining Room * kitchen / Breakfast Room * Utility Room *Master Bedroom with En-suite *Front & Rear Gardens *Double Garage

Local Authority

Somerset Council Tax Band: E
Tenure: Freehold
EPC Rating: C

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

Accommodation
All sizes are approximate.

Entrance Hall
Radiator, stairs to first floor, doors to

Cloakroom
Obscure double glazed window to the side, low level w/c and pedestal wash hand basin, radiator.

Study
10'11" x 6'11" (3.33 x 2.11)
Double glazed window to the front, radiator.

Lounge
15'3" x 12'4" (4.67 x 3.76)
Double glazed window to the front, 2 x radiators, doors to

Dining Room
10'9" x 9'8" (3.28 x 2.95)
Double glazed sliding doors leading to the read garden, radiator, door to

Kitchen / Breakfast Room
11'3" x 11'3" (3.43 x 3.43)
Double glazed window to the rear, range of wall & bases units with rolltop work surface over, built in electric double over with grill and 4 ring hob with extractor over, space and plumbing for dishwasher, radiator, opening to

Utility Room
8'11" x 5'6" (2.72 x 1.68)
Double glazed window to the side, wall and base units with work top over, space and plumbing for washing machine, tumble dryer, fridge / freezer, wall mounted boiler, radiator, door leading out to the garden.

First Floor

Landing
Double glazed window to the side, airing cupboard, radiator, door to

Master Bedroom
13'8" x 11'8" (4.19 x 3.56)
Double glazed window to front, built in wardrobe, radiator, door to

En-suite
Obscure double glazed window to the front, shower cubicle, low level w/c, pedestal wash hand basin, extractor fan.

Bedroom 2
11'8" x 10'0" (3.56 x 3.05)
Double glazed window to rear, radiator.

Bedroom 3
10'7" x 10'5" (3.25 x 3.2)
Double glazed window to front, radiator.

Bedroom 4
9'10" x 8'5" (3 x 2.59)
Double glazed window to rear, radiator.

Family Bathroom
Obscure double glazed window to rear, panelled bath, separate shower cubicle, low level w/c, pedestal wash hand basin, radiator.

Outside

Front Garden
Brick wall, mainly laid to lawn.

Rear Garden
Enclosed rear garden, patio area, outside tap & light, lawn, side door into the garage.

PROPERTY DESCRIPTION

Garage

18'2" x 16'4" (5.56 x 5)
Double garage with 2 x up & over doors, light & power, storage in the eaves.

Material Information...

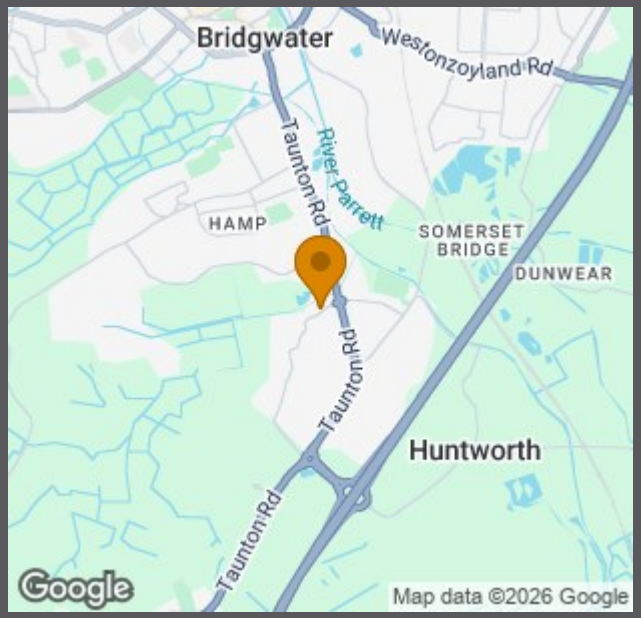
Additional information not previously mentioned
- Mains electric, gas and water
- Water metered.
- Gas Central Heating
- Mains Sewage.
- No flooding in the last 5 years.
- Broadband and Mobile signal or coverage in the area.

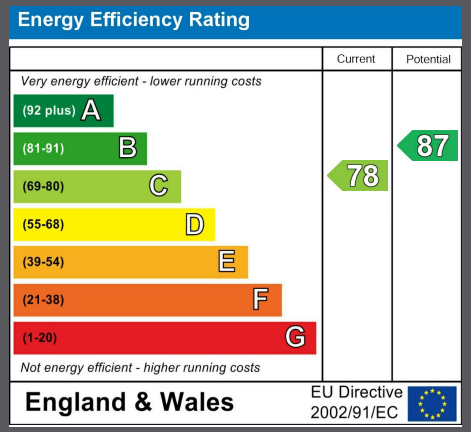
For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the
Ofcom checkers below:
checker.ofcom.org.uk/en-gb/mobile-coverage
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:
flood-map-for-planning.service.gov.uk/location

Council Tax Band E

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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