



DURLEIGH ROAD

Bridgwater, TA6 7HX

Price Guide £599,950

Tamlyns

PROPERTY DESCRIPTION

NO ONWARD CHAIN - Located in the Durleigh area of Bridgwater, this impressive four bedroom detached bungalow with its modern design and only 11 years old, ensures that it benefits from contemporary features and a well-maintained structure.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The layout is thoughtfully designed, making it ideal for family living or hosting guests. The bungalow boasts four generously sized double bedrooms towards one side of the property allowing for plenty of personal space and comfort. The two well-appointed en-suite and bathroom add to the convenience, catering to the needs of a larger household.

The bungalow is situated on a private road, offering a sense of peace and security and friendly neighbouring properties while still being close to local amenities, transport links and the town centre.

Situation

DETACHED BUNGALOW *FOUR DOUBLE BEDROOMS* *MAIN BATHROOM* *EN-SUITE* *DOUBLE GARAGE* *PARKING* *KITCHEN* *UTILITY* *LIVING ROOM* *DINING ROOM

Local Authority

Somerset Council Tax Band: F

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

Sold as semi furnished with only a few items being taken.

Accommodation

All sizes are approximate.

Entrance Hall

Wide entrance with doors to all rooms, spot lights, smoke alarm, security alarm and radiators.

Kitchen

15'3" x 13'3" (4.666m x 4.055m)

Double glazed window to front, upper cabinets and base units with integral oven, grill and dishwasher. Mounted radiator with spot lights and door in to:

Utility

12'0" x 5'10" (3.661m x 1.790m)

Double glazed window to front, upper cabinets, base units and space for white goods, mounted radiator, spot lights, extractor fan and thermometer with boiler and side door in to Garden.

Living Room

32'5" x 19'7" (9.887m x 5.976m)

Large extended room with mounted radiator and open fire with electric socks and opening to:

Dining Room

Two double glazed windows to side and rear with twin french doors to rear and patio and radiator.

Bedroom One

12'5" x 11'10" (3.785m x 3.632m)

Double bedroom with double glazed window to rear, radiator, electrical sockets and door in to:

Ensuite

8'9" x 4'0" (2.677m x 1.220m)

WC, sink basin and walk in shower with multi base units and double glazed window to side and mounted radiator.

Bedroom Two

12'5" x 11'11" (3.789m x 3.650m)

Double bedroom with double glazed window to front, radiator with electric sockets.

Bedroom Three

11'11" x 10'1" (3.651m x 3.075m)

Double bedroom with double glazed window to front, mounted radiator with electrical sockets.

Bedroom Four

11'11" x 8'6" (3.641m x 2.613m)

Double bedroom with double glazed window to rear, mounted radiator and wardrobes with electric sockets.

Family Bathroom

11'11" x 8'3" (3.644m x 2.540m)

WC, sink basin, bidet and walk in shower with upper cabinets and base units, double glazed window to rear and mounted rad.

Double Garage

18'7" x 18'3" (5.685m x 5.584m)

Double garage with electrical door, power and side door entrance.

Garden

South west facing with outside taps to front and rear and large shed.

Council Tax

F

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Material Information...

Additional information not previously mentioned

- Mains electric and water
- Water metered
- Kerosene heat pump heating boiler.
- Mains Sewerage.
- No Flooding in the last 5 years
- 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 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

