

WHITNELL

Nether Stowey, Bridgwater, TA5 1JE

Offers In The Region Of £739,995

Tamlyns

PROPERTY DESCRIPTION

Hazelridge is a detached modern farmhouse set in a large well stocked private garden affording extensive and well proportioned family accommodation with 4 double bedrooms, the property enjoys views over to the Quantock Hills. the property sit in a total of 4.32 acres, has stabling and hard standing with plenty of space, the property definitely needs to be visited to get the full picture of the outside space.

Situation

*Detached House*Master Bedroom with En suite*3 further double bedrooms*2 reception Rooms*Kitchen*Utility*Downstairs WC*4 garages*Total land 4.32 acres*Village Location*

Local Authority

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

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk





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Accommodation
All measurements are approximate.

Entrance Hallway
Part Glazed door with glazed panels to either side, walk in-in hanging cupboard and radiator, round feature window to, door to:

Inner Hallway
Radiator, under stairs cupboard, radiator door to:

Downstairs WC
Obscure double glazed window to front, radiator, wash hand basin, low level WC, towel rail.

Kitchen
14'9" x 10'2" (4.5 x 3.1)
Double glazed window to side, range of country style wall and base units with contrasting roll edge work surface, stainless steel single drainer sink unit with mixer tap, breakfast bar with radiator under, integrated electric hob with extractor over, glass fronted wall mounted display cupboard, integrated double oven, tiled flooring, spot lighting, archway through to:

Utility
8'6" x 6'10" (2.6 x 2.1)
Double glazed window to front, wall and base units, space and plumbing for washing machine and tumble dryer, stainless steel single drainer sink unit with mixer tap, tiled floor, wall mounted Vaillant central heating boiler.

Conservatory
19'8" x 11'1" (6 x 3.4)
Two double glazed french doors giving access to rear garden, radiator, door to garage.

Dining Room
10'9" x 8'10" (3.3 x 2.7)
Double glazed french doors to conservatory, radiator, double glass doors giving access to:

Lounge
20'11" x 15'8" (6.4 x 4.8)
Double glazed sliding to rear garden, double glazed window to front, two radiators, feature fireplace with gas coal effect fire.

First Floor

Landing
Spacious landing with all doors leading to bedrooms, airing cupboard with shelving, loft access, storage cupboard on the half landing, with double glazed window to side.

Master Bedroom
14'5" x 10'2" (4.4 x 3.1)
Dual aspect double glazed windows to side and rear, built in wardrobes, radiator, door to:

En Suite
Obscure double glazed window to side, shower cubicle, low level WC, wash hand basin with storage cupboard under, wall units, shaver point, radiator.

Bedroom 2
13'9" x 10'2" (4.2 x 3.1)
Double glazed window to rear, radiator, built in wardrobes

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Bedroom 3

10'9" x 10'2" (3.3 x 3.1)
Double glazed window to rear, radiator, built in wardrobe

Bedroom 4

11'5" x 10'2" (3.5 x 3.1)
Double glazed window to front, radiator, built in cupboards.

Family Bathroom

7'6" x 5'10" (2.3 x 1.8)
Suite comprising a paneled bath with shower over, low level WC, pedestal wash hand basin, fully tiled, shaver point, radiator.

Outside

The house sits in a delightful position set within well stocked and tended gardens, it is approached via a wooden country style gate into a private entrance drive,

Front Garden

Enclosed by mature hedging, laid to lawn

Rear Garden

Enclosed large garden which is mainly laid to lawn with mature shrub and flower borders, with a natural stone wall to one side and hedging forming the borders, greenhouse, Pergola, raised graveled and paved area for seating, there is also a pond, pathway leading to land.

Side Garden

Enclosed by hedging and laid to lawn

Orchard

Stocked with fruit trees and laid to lawn

Land

Farmhouse and gardens estimated area .52 acre
Hard standing, stabling and land estimated area 3.80 acres

Stabling

Concrete Storage

General Purpose Store

39'4" x 16'4" (12 x 5)
This store is currently used as covered area for parking, power and lighting, there are several uses that could be considered for this.

Double garage

15'8" x 15'5" (4.8 x 4.7)
The garage could easily become part of the family home subject to any planning permissions, it has two up and over doors, power and lighting.

Material Information...

Additional information not previously mentioned
- Mains electric, LPG and Water
- Heating LPG
- Sewerage - Septic Tank
- 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















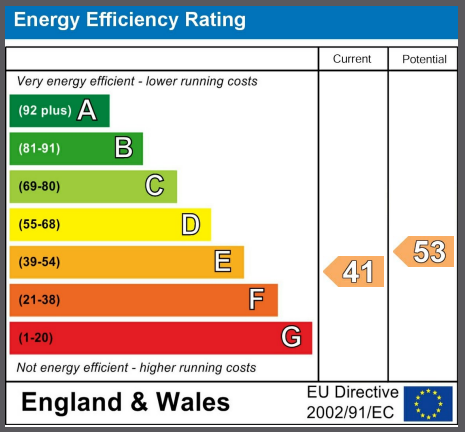




PLAN







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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