



STAWELL ROAD

Stawell, TA7 9AD

Price £625,000

Tamlyns

PROPERTY DESCRIPTION

Nestled in the charming village of Stawell, Bridgwater, this delightful detached house offers a perfect blend of comfort and countryside living, featuring five well-appointed bedrooms, including two en suite bedrooms

This residence is perfect for families seeking a peaceful retreat in a lovely village setting, while still being within reach of local amenities and transport links.

With its generous living space and charming surroundings, this home is a wonderful opportunity for those looking to settle in the beautiful Somerset countryside.

Situation

* Detached Family Home * 5 Bedrooms * 2 En-suites * Family Bathroom * 2 Reception Rooms
* Kitchen/Breakfast Room * Utility * Double Glazing * Oil fired central Heating * Garage and Parking
* Village Location * Viewing Strongly recommended.

Local Authority

Somerset Council Tax Band: F
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



PROPERTY DESCRIPTION

Accommodation

All measurements are approximate

Entrance

Approached by covered front porch with door into:

Hall

Stairs rising to first floor, door to garage, radiator, smoke alarm, cloak cupboard, door to:

Cloakroom

Obscure double glazed window to front, pedestal wash hand basin, low level WC, tiling to compliment

Kitchen/Breakfast Room

19'9 × 11'9 (6.02m × 3.58m)
Range of wall and base units with contrasting roll edge work tops, stainless steel single drainer sink unit with mixer tap, integrated dishwasher, double glazed window to rear aspect overlooking the garden, radiator, ceiling spots, built in electric double oven, separate hob with extractor over, built in fridge/freezer, tiling to compliment, double glazed french doors to rear garden.

Utility Room

7'7 × 6'6 (2.31m × 1.98m)
Half glazed door to side entrance, range of wall and base units, contrasting roll edge work surface with tiling to compliment, grant boiler, strip lighting, radiator, space for tumble dryer and further space and plumbing for washing machine.

Lounge

25'1 × 14'5 (7.65m × 4.39m)
Double glazed sliding doors to rear garden and a double glazed window to side, feature fireplace with coal effect gas fire, two covered radiators.

Dining Room

12'4 × 12 (3.76m × 3.66m)
Double glazed window to front aspect, radiator

Landing

spacious landing which is flooded with natural light and has doors leading to all bedrooms and bathroom, double glazed window to front, radiator, airing cupboard. Further stairs lead to the attic bedroom.

Master Bedroom

15'5 × 14'3 (4.70m × 4.34m)
Double glazed window to rear overlooking the garden and field beyond, built in wardrobes, doors and dressing table, radiator, door to:

En Suite

8'2 × 7'5 (2.49m × 2.26m)
Obscure double glazed window to side, pedestal wash hand basin, low level WC, shower cubicle, tiling to compliment, radiator, ceiling spots, extractor, shaver point.

Attic Bedroom

22'7 × 12'7 (6.88m × 3.84m)
Velux windows and a further double glazed window to side, radiator, door to:

En suite Bathroom

Obscure double glazed window to side, corner bath, pedestal wash hand basin, low level WC, ceiling spots, eves storage, radiator

Bedroom

13'8 × 10'5 (4.17m × 3.18m)
Double glazed window to front, radiator, built in wardrobe.

Bedroom

16'6 × 9'7 (5.03m × 2.92m)
Double glazed window to rear overlooking the garden, radiator

PROPERTY DESCRIPTION

Bedroom

12'4 x 12 (3.76m x 3.66m)

Double glazed window to front, radiator

Family Bathroom

10'7 x 7'7 (3.23m x 2.31m)

Pink suite comprising of a panel bath, low level WC, pedestal wash hand basin, shaver point, radiator, tiling to compliment and ceiling spots.

Outside

Front Garden

Enclosed by Walling and mature shrubs with ample parking on a tarmac drive, with entrances either side giving access to the rear.

Rear Garden

Enclosed by panel fencing, with a patio area and steps leading up to a lawned area with mature shrubs, there is a greenhouse and an enclosed oil tank

Garage and Parking

The garage has an up and over door, power and lighting, and to the front parking for multiples vehicles.

Description

Nestled in the charming village of Stawell, Bridgwater, this delightful detached house offers a perfect blend of comfort and countryside living, featuring five well-appointed bedrooms, including two en suite bedrooms.

The heart of the home is a welcoming kitchen, complemented by a utility room, The two reception rooms are ideal for both entertaining guests and enjoying quiet family evenings, while the family bathroom serves the additional three bedrooms, ensuring ample facilities for all.

One of the standout features of this property is the picturesque countryside

views that can be enjoyed from various vantage points within the home. The outdoor includes front & rear gardens and includes a garage and parking for multiple vehicles, providing convenience and ease of access.

This residence is perfect for families seeking a peaceful retreat in a lovely village setting, while still being within reach of local amenities and transport links. With its generous living space and charming surroundings, this home is a wonderful opportunity for those looking to settle in the beautiful Somerset countryside.

Viewing Highly recommended.

Material Information...

Additional information not previously mentioned

- Mains electric, water.
- Oil Fired Central Heating
- Mains sewerage
- 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 upon for furnishing purposes and all approximate.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).



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	53	60
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

