



## MILL LANE

Othery, Bridgwater, TA7 0QT

**Price £399,950**

**Tamlyns**

## PROPERTY DESCRIPTION

The popular village of Othery has a range of facilities including, primary school, village hall and parish church and an outstanding community spirit. Langport lies about 5 miles to the south, Bridgwater 7 miles, the County town of Taunton all offering a good range of facilities, Street with the popular Millfield School and Clarks Shopping Village. The M5 motorway with access to Bristol, Bath and Exeter.

Mainline railway stations can be found at Taunton (Paddington) and Bridgwater (Paddington). Bristol airport is less than an hour's drive away with various Bus links, along with links from Bridgwater for Hincley Point and easy access to Gravity, (Puriton)

This detached family home is situated in a cul-de-sac location, build as a 4 bedroom house this property offers versatile accommodation, currently a 3 bedroom with the master bedroom having both en-suite and walk in dressing room (previously bedroom 4).

The property briefly comprises of entrance hall, lounge, kitchen / breakfast room, utility room, study, cloakroom, and to the first floor 3 bedrooms and master with en suite, dressing room and a family bathroom.

Outside there are front and rear gardens, garage and off street parking. The Village benefits from a local community spirit with the village hall having takeaway facilities and the village primary school is Primary/Middle School

### Situation

\* 3/4 Bedroom Detached Home \* Lounge \* Kitchen / Dining Room \* Study \*  
Downstairs Cloakroom \* Utility Room \* Master Bedroom with En-suite & Walk in  
Dressing Room \* Front & Rear Gardens \* Driveway & Garage \* Sought After Village  
Location \* Cul-de-sac \* Viewing Recommended \* No Onward Chain

### Local Authority

Somerset Council Tax Band: D

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

## Accommodation

All sizes are approximate

## Entrance Porch

French door into:-

## Entrance Hall

Double glazed window to the front, radiator, stairs to the floors, doors to the kitchen and study. opening to

## Lounge

18'9" × 16'7" (5.72 × 5.08)

Fireplace housing electric coal effect fire, storage cupboards, radiator, double glazed French doors to the garden, double glazed box bay window.

## Kitchen / Dining Room

21'9" × 12'2" (6.65 × 3.73)

Tiled floor, inglenook with Victorian style tiles housing oil fired "woodburner", range of wall & base kitchen cupboards with rolltop work surface over, one and a half bowl ceramic sink, electric oven with extractor over, fridge cupboard, double glazed window to the front, open plan through to the dining area with radiator, double glazed uPVC window to the rear and door to:-

## Utility Room

22'0" × 3'10" (6.72 × 1.17)

Tiled floor, range of wall & base units with rolltop work surface over, ceramic sink, space and plumbing for washing machine, floor mounted oil fired boiler, double glazed windows to the side, double glazed French doors to the rear.

## Study

7'4" × 6'0" (2.24 × 1.85)

Double glazed window to the front, radiator, door to

## Cloakroom

6'2" × 4'7" (1.88 × 1.40)

Close coupled WC, wash basin set with vanity unit under, extractor fan.

## First Floor

### First Floor Landing

Double glazed window to the rear, loft access, airing cupboard with radiator, doors to

### Bedroom 1

12'4" × 11'5" (3.76 × 3.48)

Radiator, double glazed uPVC window to the rear, archway to

### Dressing Room

9'6" × 6'9" (2.90 × 2.06)

Previously bedroom 4, radiator, double glazed window to the front.

### En suite

9'6" × 5'1" (2.90 × 1.55)

Panelled bath, close coupled WC, wash basin set in vanity unit, towel radiator, tiled walls, double glazed window to the side.

### Bedrooms 2

12'4" × 11'5" (3.76 × 3.48)

Built in wardrobes (and immersion heater), radiator, double glazed window to the rear.

### Bedroom 3

8'11" × 8'11" (2.74 × 2.74)

Radiator, double glazed window to front.

### Family shower room

Shower cubicle, close coupled WC, wash basin, towel radiator, storage units, fully tiled walls, double glazed window to the front.

# PROPERTY DESCRIPTION

## Outside

### Front Garden

Enclosed front garden with a range of mature plants and shrubs.

### Rear Garden

Enclosed rear garden which is partly lawned with a paved terrace, raised flower and vegetable beds, screened oil tank, Greenhouse with power.

### Garage

18'0" x 9'6" (5.49 x 2.92)

Up and over door, power, light, eaves storage, window to side., driveway with parking for multiple vehicles.

### Council Tax Band D







# PLAN



Total area: approx. 134.4 sq. metres (1446.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	<b>67</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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).

