



ENMORE ROAD

Enmore, Bridgwater, TA5 2DP

Price **£649,950**

Tamlyns

PROPERTY DESCRIPTION

Castlebrook, Enmore, Nr. Bridgwater provides a very well presented 4 bedroom detached house in a sort village located in an Area of Outstanding Natural Beauty. Set within the Quantock Hills this area offers many rural pursuits but is only 3 miles from the market town of Bridgwater. The village itself boasts local facilities include a highly rated primary school, a 12th century church, an inn and championship golf course. The property occupies a fully enclosed plot surrounded by stone walls with a small brook running through the front garden. This family home comprises offers to the ground floor; Entrance Hall, Lounge, Cloakroom, Utility room and large Kitchen/Dining room leading to a garden room. To the first floor there is master bedroom with En-Suite Shower room, Three further sized Bedrooms and Family Bathroom. The property has been tastefully updated by the current vendors and viewing is highly recommended.

Situation

* Four bedroom family home * Village Location * Lounge * Kitchen / Dining Room * Garden Room
* Utility Room * Master Bedroom with En-suite * Double Garage * Front & Rear Gardens * Viewing Strongly Recommended

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

Accommodation

All measurements are approximate

Entrance Hall

Front door into entrance, stairs to first floor, understairs cupboard, radiator, doors to :-

Cloakroom

Low level WC and pedestal wash hand basin, double glazed window to side, radiator.

Utility Room

7'6 × 6'6 (2.29m × 1.98m)

Single drainer stainless steel sink unit inset into work surface with plumbing for washing machine and floor unit under together with oil fired boiler providing central heating and hot water, radiator.

Kitchen / Dining Room

23 × 10'4 (7.01m × 3.15m)

Newly fitted kitchen with range of wall and base units with work top over, sink unit, space and plumbing for a dishwasher, built in double oven, hob with extractor over, tiled flooring, doors leading out to the rear garden.

Garden Room

10'6 × 7 (3.20m × 2.13m)

Semi-circular configuration with full depth UPVC glazed panels with door to rear garden.

Lounge

21'3 × 13 (6.48m × 3.96m)

Woodburning stove inset into chimney breast opening set on slate hearth. UPVC double glazed French doors with side panels opening onto rear garden, double glazed window overlooking front garden.

First Floor

Landing

Double glazed window to the front, storage cupboard, doors to :-

Master Bedroom

15'5 × 14 max (4.70m × 4.27m max)

Double glazed window to the rear with rural views over countryside, double built-in wardrobes, radiator, door to:

En-suite

Shower cubicle with mains shower inset, pedestal wash basin and low level WC., Radiator. obscure double glazed window to the side

Bedroom 2

12'9 × 12'4 (3.89m × 3.76m)

Double Glazed window to the rear with views, radiator.

Bedroom 3

13 × 8'6 (3.96m × 2.59m)

Double glazed window to the front, radiator

Bedroom 4

12'4 × 7'8 (3.76m × 2.34m)

Double glazed window to the rear with far reaching views, radiator.

Family Bathroom

Family bathroom Panelled bath, pedestal wash hand basin and low level WC, radiator, storage cupboard, obscure double glazed window to the front

Outside

Front Garden

Rear Garden

Outside The property occupies a fully enclosed plot with a tarmac driveway

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with parking for multiple vehicles . This leads to a double garage with 2 up and over doors and is equipped with light and power.

From the driveway a gate accesses the enclosed rear garden which has lawns, mature plants, shrubs and trees with a decked area, and a variety of flowers. The garden continues round to the side of the property again with a lawn, A feature spring runs through the edge of the front garden.

Garage

18'0" x 17'11" (5.49 x 5.48)

Electric doors, light & power, windows to the rear.

Material Information...

Additional information not previously mentioned

- Mains electric, water.
- Water metered.
- Oil fired heating
- Mains sewage
- No flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

Somerset Council tax Band F

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:

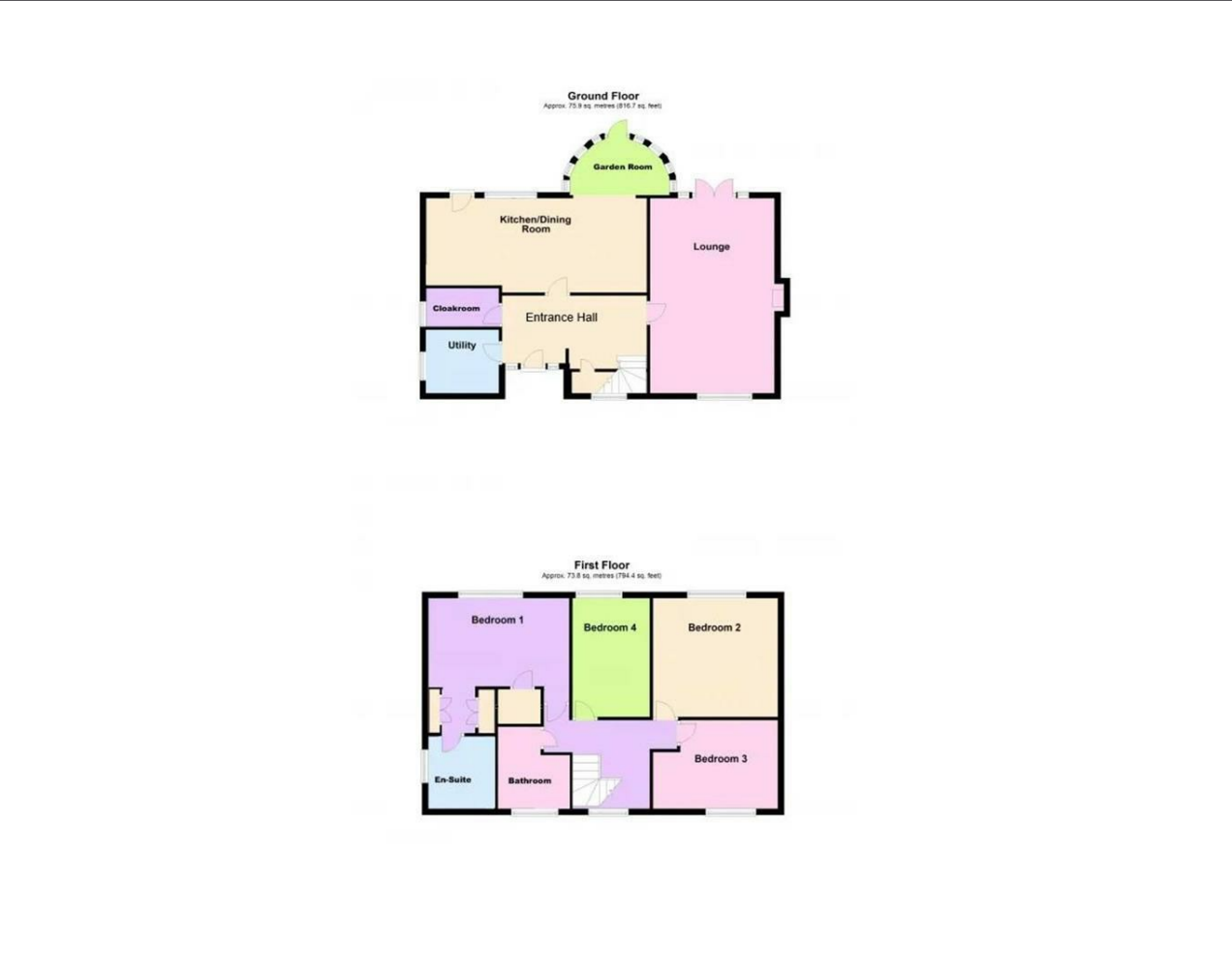
flood-map-for-planning.service.gov.uk/location







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		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

