





£400,000

Description

This delightful property enjoys a stunning situation adjacent to the River Parrett and is being offered for sale for the first time in over forty years.

The accommodation is arranged over two floors; in brief: an entrance hall provides access to the sitting room, kitchen/breakfast room and bathroom/w/c. The sitting room, in turn leads to a dining room. From the kitchen/breakfast room is an inner hall, which as well as leading to the bathroom, has one of the two sets of stairs which lead to the first floor. The second set rise from the dining room.

On the first floor are two landings, one providing access to three bedrooms and the other to two. Two of the larger bedrooms are linked.

Outside, and a particular feature, are the gardens. These are predominantly laid to lawn, but also feature an array of flowering plants, shrubs and trees – some of which are fruit bearing. There is a garage and parking for a number of vehicles.

From the garden, direct access can be gained via steps, up onto a public footpath that runs along the river wall, adjacent to the rear of the property. The views are stunning.

The property benefits from double glazing to all external windows and an oil fired central heating system, which is run from a Rayburn.

Directions

From Bridgwater, take the first turning off the A38 onto Old Main Road. Take the first turning on the left into Gaunts Road and then the first left again into River Road. Follow the road, until reaching the property, which will be found on the right.

Entrance Hall

Sitting Room 14'0" x 13'10" (4.27m x 4.22m)

Dining Room 13'9" x 10'1" (4.19m x 3.07m)

Kitchen/Breakfast Room 14'1" x 10'4" (4.29m x 3.15m) *including units*

Inner Hall

Bathroom 14'0" x 5'8" (4.27m x 1.73m) *max*

Landing

Main Bedroom 14'3" x 14'2" (4.34m x 4.32m)

Bedroom Two 14'5" x 10'3" (4.39m x 3.12m)

Bedroom Three 14'1" x 10'3" (4.29m x 3.12m)

Bedroom Four 13'1" x 6'10" (3.99m x 2.08m)

Bedroom Five 9'9" x 7'1" (2.97m x 2.16m)

Tenure Freehold

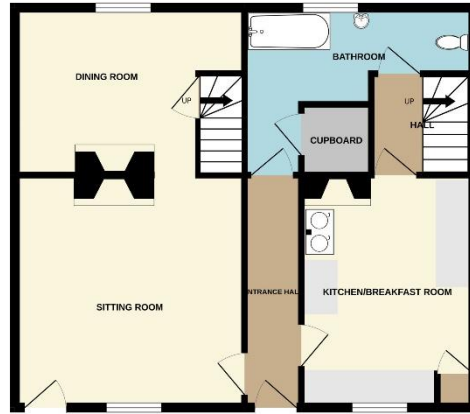
Services Electricity and water. Private drainage.

Council Tax Band D

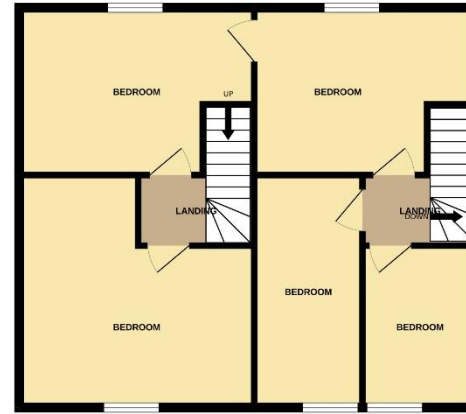
Authority Somerset Council

DRAFT PARTICULARS

GROUND FLOOR
640 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 1302 sq.ft. (120.9 sq.m.) approx.
Made with Metropix ©2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		



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).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.