

CHURCH ROAD
Bridgwater, TA5 | BZ

Asking Price £695,000

Tamlyns

PROPERTY DESCRIPTION

An impressive and imposing detached house, having been significantly extended and improved and whilst now requiring a level of internal updating and improvement, offers potential as a fine family home. EPC G

Situation

Local Authority

Somerset Council Tax Band: D Tenure: Freehold EPC Rating: G

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

01278454500

house.sales@tamlyns.co.uk





PROPERTY DESCRIPTION

Entrance Lobby

 $10'10 \times 5'11 (3.30m \times 1.80m)$

Hall

 $11'8 \times 4'10 (3.56m \times 1.47m)$

Sitting Room

 $20'1 \times 16'8 (6.12m \times 5.08m)$ Max.

Dining Room

 $14'8 \times 11'4 (4.47m \times 3.45m)$

Kitchen/Breakfast Room

 $16'4 \times 16'3$ (4.98m \times 4.95m) Including units.

Cloakroom

Half-Level Bedroom

 $20 \times 11'9 (6.10m \times 3.58m)$

En-Suite

 $7'8 \times 5'6 (2.34m \times 1.68m)$

First Floor Landing

Bedroom

 $17'1 \times 16'8$ (5.21m \times 5.08m) Some restricted headroom due to sloping ceilings.

Bedroom

 $16'5 \times 16'3 (5.00m \times 4.95m)$

En-Suite

 $7'8 \times 6'5 (2.34m \times 1.96m)$

Bedroom

 $11'5 \times 10'8 (3.48m \times 3.25m)$

Half-Level Bedroom

 $17'6 \times 17 (5.33m \times 5.18m)$ Max.

En-Suite

 $8'2 \times 8 (2.49m \times 2.44m)$

Double Garage

 $20 \times 20 (6.10 \text{m} \times 6.10 \text{m})$ Approx.

PROPERTY DESCRIPTION











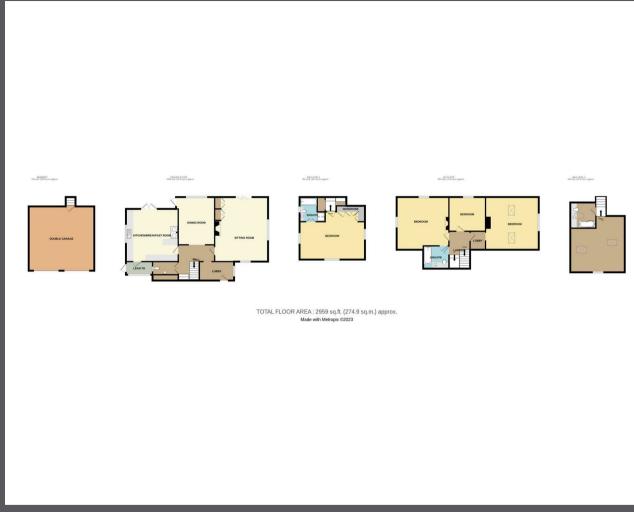








PLAN



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.

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).



