



## OLD OAKS CLOSE

Bridgwater, TA6 3UR

Price **£410,000**

**Tamlyns**

## PROPERTY DESCRIPTION

An impressive family home situated within the sought after Great Oaks development on Bridgwater's western outskirts. EPC TBC

### Local Authority

Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating:

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

**01278 454500**

[house.sales@tamlyns.co.uk](mailto:house.sales@tamlyns.co.uk)



# PROPERTY DESCRIPTION

This is a very impressive and stylish family home, enjoying a lovely situation within a cul-de-sac, and part of the sought after Great Oaks development on Bridgwater's western outskirts.

The property provides comfortable and spacious accommodation arranged over two floors. There are two main reception rooms. The sitting room runs the depth of the house and further benefits from double doors out into the rear garden. The dining room is accessed from the sitting room via an archway, or from the hallway.

The kitchen is adjacent and features space for a breakfast table, with a utility room off. The utility room also provides access to the side. Before sale, both rooms will have replacement flooring and the kitchen walls will have been replastered/skimmed.

On the first floor, off the landing are four double bedrooms. The main bedroom features a dressing area and en-suite shower room. In addition is a family bathroom. The property is warmed by a mains gas central heating system and is fitted with UPVC double glazing to all external windows and doors.

Outside is a large double garage with double driveway. There is an area of lawn to the side. To the rear of the house is a well-maintained garden, which is mostly laid to lawn.

## Situation

Wembdon lies on the western edge of Bridgwater and offers facilities to include: a primary school, church and public house. Bridgwater offers a wide range of shopping, leisure and educational facilities, as well as providing fast road and rail links to the rest of the country via the M5 motorway and Bridgwater Station respectively. Somerset's county town, Taunton lies approximately eight miles to the south where a wider range of facilities can be found.

## Entrance Hall

## Living Room

21'1" × 10'7" (6.45 × 3.25)

## Dining Room

11'1" × 9'7" (3.40 × 2.93)

## Kitchen/Breakfast Room

14'10" × 8'5" (4.53 × 2.59)

## Utility Room

8'5" × 5'11" (2.58 × 1.81)

## Cloakroom

5'2" × 3'0" (1.58 × 0.93)

## Landing

## Main Bedroom

11'0" × 10'1" (3.36 × 3.09)

## Lobby

3'10" × 5'9" (1.18 × 1.76)

## En-Suite

6'0" × 7'3" (1.84 × 2.22)  
Max.

## Bedroom Two

12'1" × 10'10" (3.69 × 3.31)

## Bedroom Three

10'1" × 8'8" (3.09 × 2.65)

# PROPERTY DESCRIPTION

## Bedroom Four

10'6" × 8'7" (3.22 × 2.64)

Max.

## Family Bathroom

7'5" × 5'6" (2.27 × 1.68)

## Double Garage

18'2" × 17'8" (5.56 × 5.39)

## Material Information

Tenure Freehold

Services Mains electricity, gas water, drainage and broadband.

Mobile telephone and broadband coverage available. To confirm the nature of the coverage and speeds, etc., please see:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

The property has not flooded within the last five years. For more information, please see:

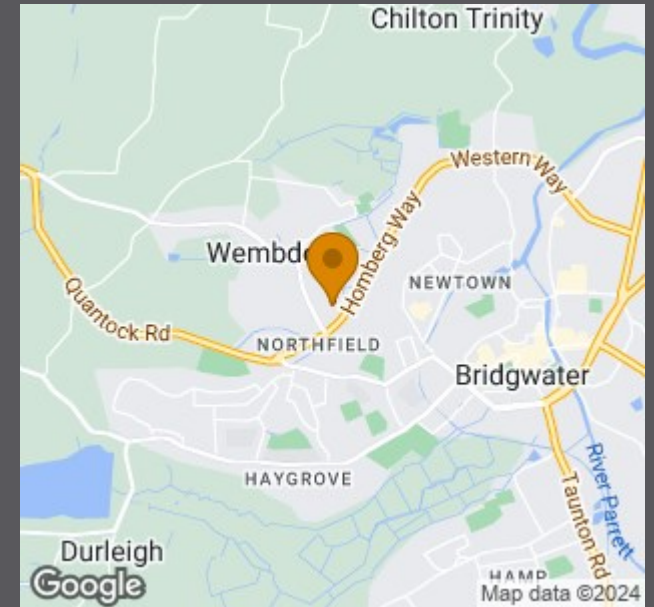
[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)







# PLAN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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).

