

HIGH STREET

Spaxton, Bridgwater, TA5 1BT

Price Guide £625,000

Tamlyns

PROPERTY DESCRIPTION

Situated in the sort after village of Spaxton, this versatile detached property comprises of ground floor,entrance hall, lounge, 2nd reception, bedroom 3, Kitchen / breakfast room, bathroom and to the first floor there are 2 further bedrooms with far reaching views and bathroom.

Outside are mature front and rear gardens, double garage, driveway providing parking for multiple vehicles and the added addition of a pony paddock to the rear of the property offering an opportunity for equestrian enthusiasts along, a further benefit to this property being sold with no onward chain.

Viewing is highly 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
Double glazed decorative front door with decorative side panels, giving access into the Hallway with a smoke alarm, stairs rising to first floor, under stairs storage cupboard, further storage housing the immersion tank, radiator.

Utility
11'5" x 4'11" (3.5 x 1.5)
Half double glazed door to side access, tiled floor, space for a free standing fridge/freezer, space and plumbing for washing machine and tumble dryer, wall mounted central heating boiler, strip lighting, counter top work space.

Bedroom 2
13'9" x 10'5" (4.2 x 3.2)
Double glazed window to front, radiator.

Family Bathroom
10'9" x 5'6" (3.3 x 1.7)
Obscure double glazed window to side, panel bath, low level WC, pedestal wash hand basin, extractor fan, radiator, shaver point.

Lounge
18'0" x 13'9" (5.5 x 4.2)
Dual aspect double glazed windows, feature fireplace, radiator.

Kitchen
12'9" x 10'2" (3.9 x 3.1)
Dual aspect double glazed windows to front and side, range of country style wall and base units with contrasting work tops, integrated electric oven and hob with extractor over, space and plumbing for dishwasher, stainless steel double drainer sink with mixer tap, tiled flooring, breakfast bar, brick surround featuring the oil fired Rayburn.

Breakfast/Family Room
20'0" x 9'6" (6.1 x 2.9)
Double glazed sliding doors to rear, radiator.

First Floor

Landing
Loft access

Master Bedroom
17'8" x 12'1" (5.4 x 3.7)
Triple access double glazed windows to front, side and rear with far reaching views of the country side beyond. Under eaves storage, two radiators.

Shower Room
9'2" x 4'11" (2.8 x 1.5)
Obscure double glazed window to rear, separate shower cubicle with electric wall mounted shower, pedestal wash hand basin, low level WC, shaver point and Radiator.

Bedroom 3
15'1" x 9'2" (4.6 x 2.8)
Double glazed window to front, under eaves storage (please note there is limited head room)

Outside

Double Garage
Brick built garage with wooden doors, power and lighting and also benefits from water

Rear Garden
Mainly laid to lawn with mature shrubs and plants, oil tank, gateway leads to:

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Pony Paddock
Enclosed pony paddock approximately 1 acre.

Material Information...
Additional information not previously mentioned
- Mains electric and water
- No Water meter
- Oil fired central heating, Rayburn
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

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















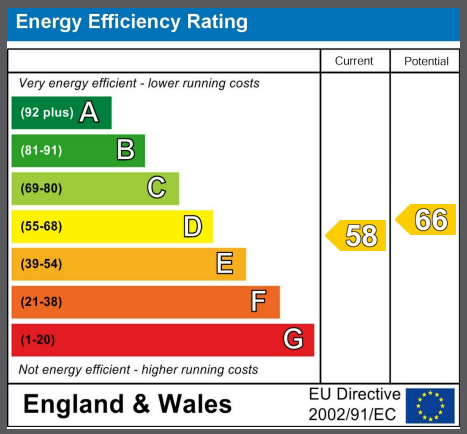




PLAN







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 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).

Tamlyns

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