



Bridge House

TA4 1AH

£775,000 Freehold

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EPC

Wilkie May & Tuckwood

GENERAL REMARKS AND STIPULATIONS:
Tenure: Freehold
Services: Mains electricity, mains water, private septic tank drainage, oil central heating.
Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY
Property Location: <https://what3words.com/lonely/landed.could>
Council Tax Band: F
Broadband Availability: Standard up to 5 Mbps download & 1 Mbps upload speed.
Mobile Phone Coverage: <https://www.ofcom.org.uk/mobile-coverage-checker>
Flood Risk: Rivers & Sea - Low, Surface Water - Very Low.
Agents Note: We are informed the property flooded in 2012 however since this time additional flood prevention work has been completed.

IMPORTANT NOTICE: Wilkie May & Tuckwood, for themselves and for the vendors of this property whose agents they are, give notice that (1) These particulars are intended to give a fair and substantially correct overall description of the property for the guidance of prospective purchasers. They do not constitute, nor form part of, any offer or contract. (2) All descriptions, dimensions, areas, references to condition, necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct. However, prospective purchasers should not rely on them as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy. (3) No person in the employment of Wilkie May & Tuckwood has authority to make or give any representation or warranty in relation to this property, or to enter into any contract on behalf of the vendor. (4) Wilkie May & Tuckwood cannot accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION: All measurements are approximate and have been taken by Nichecom. While we endeavor to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we will be pleased to check the information for you. The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain verification from their solicitor, surveyor or other appropriate professional. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and prospective purchasers are advised to obtain verification from their solicitor.

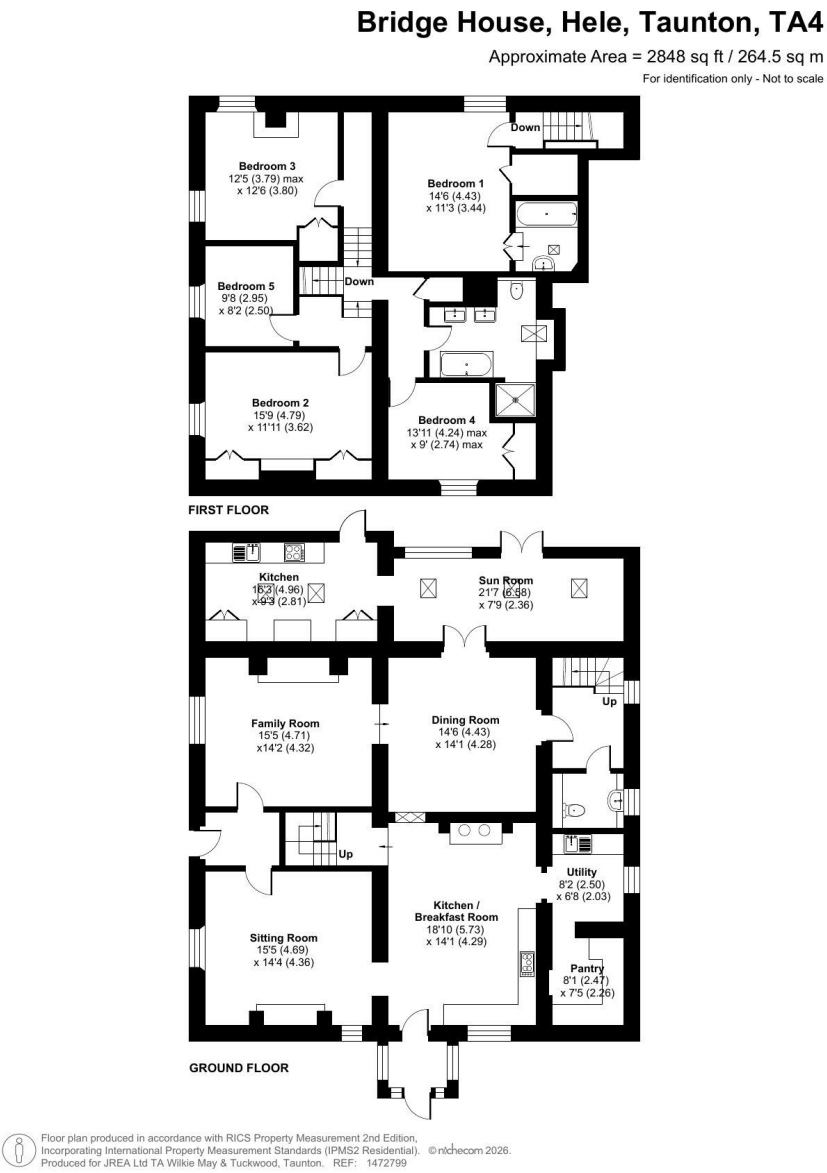
CONVEYANCING REFERRALS: We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. Whether to use any of these services is entirely your decision. Should you choose to do so, please be aware that we may receive a referral payment of no more than £150 plus VAT.

ANTI-MONEY LAUNDERING CHECKS: Once an offer is accepted by our client, an administration fee of £30 including VAT per buyer will be payable in order to process the necessary checks relating to our compliance with Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should the purchase not proceed.

Payment can be made by card or BACS transfer.

FINANCIAL EVALUATION: In accordance with the Code of Practice for Residential Estate Agents, at the time an offer is made and considered by the seller, we are required to take reasonable steps to establish the source and availability of the prospective purchaser's funds. This information will be passed to the seller and may include whether the purchaser needs to sell a property, requires a mortgage, claims to be a cash buyer, or any combination of these. These reasonable steps continue after acceptance of the offer until exchange of contracts and include regular monitoring of the purchaser's progress in securing the funds required, with relevant updates reported to the seller.

Floor Plan



Description

- Grade II Listed, Detached Family Home
- Five bedrooms
- Versatile Accommodation With Annex Potential
- Fully Enclosed Garden
- No Onward Chain

Bridge House is an elegant detached Georgian Grade II Listed home that has been comprehensively renovated and upgraded by the current owners. Beautifully presented throughout, it successfully blends period character with modern family living, retaining many original features including high ceilings, picture rails, sash windows, and shutters.

Offering spacious and versatile accommodation, the property is ideally suited to family life and is complemented by substantial shed and well maintained garden.



A welcoming reception hall leads into a spacious sitting room featuring a central fireplace with a wood-burning stove, alongside bespoke shelving and a full-height sash window with shutters and window seating. The adjoining dining room continues the period charm, with high ceilings and a wood-burning stove.

At the heart of the home is a well-appointed kitchen fitted with a selection of wall and base units, granite worktops, a space for a large dining table, integrated appliances, a large electric range cooker, and an original oil-fired Aga. A boot room provides direct access to the garden and terrace, while a utility room and generous walk-in pantry offer excellent practical storage.

Further ground floor accommodation includes a comfortable snug/family room, a bright home office and garden room with doors opening onto a private terrace, a secondary fitted kitchen, and a cloakroom. The flexible layout of this part of the house, together with its independent access, offers excellent potential to create self-contained annexe accommodation for multi-generational living, guest accommodation, or those working from home.

The principal bedroom suite benefits from a walk-in dressing

room, en-suite shower room, and independent staircase access. There are three further double bedrooms, two with built-in storage, and a fifth bedroom currently used as a study. A beautifully appointed family bathroom completes the first-floor accommodation.

The gardens are divided into two areas on either side of the property. A fully enclosed, predominantly decked courtyard provides gated side access and space for a small vehicle, together with access to a substantial timber shed. The main garden is situated on the opposite side of the property. A patio adjoins the house, while the remainder of the garden is laid to lawn and fully enclosed by mature hedging and trees.

