



Bath Road
 Ashcott, Bridgwater, TA7
 £510,000 Freehold

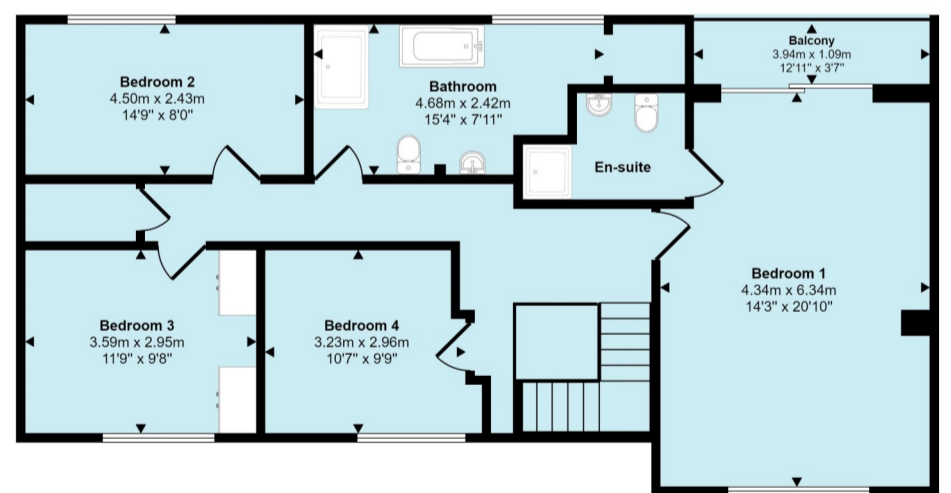
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Wilkie May & Tuckwood

Floor Plan



Ground Floor



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

This imposing four double bedroom detached house is served by gas fired central heating and has south facing panoramic rural views to the rear, enjoyed from the balcony from the principal bedroom. The house has been beautifully modernised and improved with attention to detail in mind.

- Imposing detached village house
- Glorious far reaching views from rear
- Four double bedrooms
- Over 20' living room with rear aspect
- Dining room with rear aspect
- Kitchen and separate utility room
- Downstairs' cloakroom
- Over 20' principal bedroom with balcony
- En-suite to principal bedroom
- Family bathroom
- Double garage and off-road parking
- Three walk-in cellar rooms
- Front, side and rear gardens
- Viewings come highly recommended

THE PROPERTY:

The property is approached via a five-bar gate leading to the driveway. The accommodation comprises a door to the entrance porch with wooden flooring leading to the two tier entrance hall with stairs to the first floor landing and a useful storage cupboard. The living room is multi-aspect with panoramic rural views from the sliding patio doors over the patchwork of fields and hills in the distance. There is a gas fire set within a fireplace surround. The property benefits from steps up to the dining room, again enjoying panoramic views with an adjoining kitchen with a modern range of white fronted units and low level storage cupboards, an integrated dishwasher, a dresser style unit, an extractor hood and views to the rear. From the entrance hall there is also a cloakroom with WC, vanity basin, tiled splashbacks and a double glazed window. There is also access to a utility room with a side double glazed door, a cupboard housing the mains gas boiler powering the domestic hot water and the central heating system. There is ceramic tiled flooring, thermostat for the heating and plumbing for a washing machine and space for a tumble dryer.

Stairs to the first floor galleried landing and the substantial principal bedroom with sliding door leading to the balcony which has stunning,

panoramic rural views. The bedroom also benefits from an en-suite shower room which has been fully improved with a shower cubicle, WC, vanity basin and a heated towel rail. The property has three other double bedrooms, some enjoying stunning rural views to the rear and a substantial family bathroom, which is beautifully presented with a freestanding bath and a shower over, double walk-in shower cubicle, vanity basin, WC, double glazed window with rural views along with a built-in storage cupboard and a heated towel rail.

The driveway provides parking and turning for many vehicles leading to the double internal garage accessed through an electric door, providing excellent storage and an internal door to the property and a double glazed side personal door.

The front and side gardens are enclosed by hedging offering privacy and screening with gardens laid to lawn and a side pond area. To the rear of the house the gardens have been landscaped, are laid to lawn and are enclosed by a mature hedge. There is a stone patio and a doorway leading to three walk-in cellar rooms which has light and power connected. There is a raised decking area with storage under and side pathway.



WM&T

LOCATION: Situated in the popular village of Ashcott which is conveniently located for access to the M5, junction 23 approximately 8 miles distance and benefits from a primary school and a convenience store. Street is 3 miles away and offers a wide range of facilities including Millfield School, Crispin Comprehensive School, Strode College, Strode Theatre, two swimming pools, a choice of pubs and restaurants and a wide range of shops including Clarks Village a factory shopping outlet. The market town of Bridgwater is approximately 9 miles away offering a full range of educational, leisure and retail facilities. Main line connections are available at Bridgwater and Taunton railway stations plus a daily coach service to London Hammersmith from Bridgwater bus station.

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty.

Construction: Brick cavity.

Services: Mains water, mains electricity, mains drainage, gas fired central heating.

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

Council Tax Band: E

Broadband Coverage: We understand that there is superfast mobile coverage. The maximum available broadband speeds are:

72Mbps download and 17Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice likely and data limited with O2. Voice and data both limited with EE and Vodafone.

Flood Risk: Rivers and sea: Very low risk **Surface water:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

Planning: Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)



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MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation: 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. 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. A Buyer is advised to obtain verification from their Solicitor.

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