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# Tamlyns

Established 1878



**Burrowbridge, Bridgwater**  
**£275,000**



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**Description** Rose Cottage is a charming and quirky detached house, centrally positioned within the small Somerset village of Burrowbridge - well known for its local landmark, the Burrow Mump. The accommodation is arranged over two floors and comprises sitting and dining rooms, kitchen, utility room and shower-room/w/c on the ground floor. To the first floor the landing provides access to four bedrooms (the master with an en-suite shower-room/w/c) and a family bathroom/w/c. Outside is an attractive and well-maintained, walled garden, as well as a veranda linking the house to a very useful garage/workshop. The property is warmed by an oil fired central heating system and is fitted with double glazing where stated.

**Location** The village offers a church, hall and public house. Somerset's county town, Taunton, and the market town of Bridgwater lie approximately ten miles to the south west and eight miles to the north west respectively. Both provide a wide range of facilities as well as access to the M5 motorway and main line rail networks. The A303 lies approximately fourteen miles to the east.

**Directions** Following the A361 east from Taunton, pass through the villages of West and East Lyng until reaching Burrowbridge. Once through the traffic lights and over the bridge, turn immediately left and then right, where the property will be found on the right, identified by our For Sale sign.

**Main Entrance** Via veranda. Steps up to

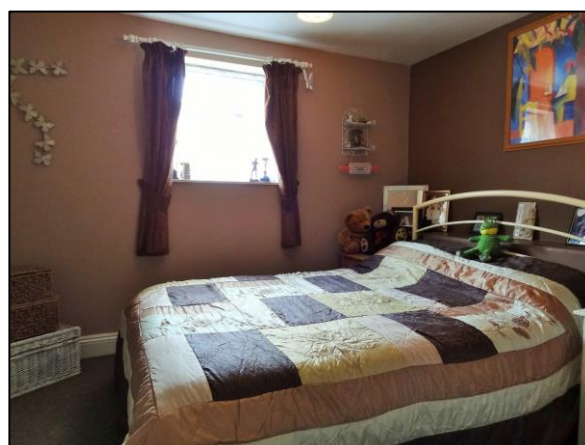
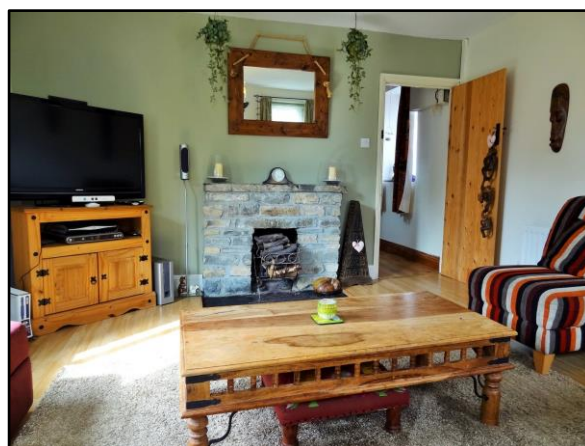
**Dining Room 18' 1" x 12' 9" (5.51m x 3.88m) max measurement including stairs** Oak effect laminate floor covering. Radiator. Television point. Opening and steps down to kitchen. Two double glazed windows to front. Door to

**Sitting Room 13' 10" x 12' 10" (4.21m x 3.91m) max** Feature open fireplace with stone surround and mantle over. Oak effect laminate floor covering. Television point. Telephone point. Radiator. Dual aspect room with two double glazed windows to rear, one to side.

**Kitchen 16' 10" x 9' 1" (5.13m x 2.77m) max, including units** Fitted with pine fronted wall and base units including decorative wine and plate racks. Inset Belfast style sink with mixer tap. Space for range style cooker. Stainless steel extractor hood over. Space and plumbing for washing machine. Space for fridge. Space for freezer. Part tiled walls. Ceramic tile flooring. Radiator. Door to

**Utility Room L-Shape 17' 7" x 6' 7" (5.36m x 2.01m) x 6' 11" x 3' 8" (2.11m x 1.12m) max** Ceramic tile flooring. Floor mounted central heating boiler. Door to storage cupboard (housing central heating oil tank). Door to built-in storage cupboard. Double glazed window to front. Obscured double glazed window in door. Door to

**Shower Room/w/c** Fitted with: double size shower cubicle with wall mounted shower unit. Pedestal wash hand basin. Low level w/c. Tiled walls. Ceramic tile flooring.



**Landing** Radiator. Exposed ceiling beam. Doors to

**Bedroom 14' 11" x 13' 9" (4.54m x 4.19m) max** Exposed ceiling beams. Radiator. Dual aspect room with double glazed windows to front and side. Door to

**En-Suite Shower-Room/w/c** Fitted with: corner shower cubicle with wall mounted shower unit and tiled surround. Pedestal wash hand basin with tiled splashback. Low level w/c. Mosaic tile effect vinyl floor covering. Double glazed window to front.

**Bedroom 12' 7" x 7' 0" (3.83m x 2.13m) max** Radiator. Exposed beam. Storage recess within one wall. Loft access. Double glazed window to front.

**Bedroom 16' 10" x 9' 7" (5.13m x 2.92m) max** Radiator. Double glazed window to side.

**Bedroom 10' 11" x 9' 11" (3.32m x 3.02m) max** Radiator. Double glazed window to front.

**Bathroom/w/c** Fitted with three piece suite comprising: panelled bath with shower over and tiled surround. Pedestal wash hand basin with tiled splashback. Low level w/c. Heated towel rail. Ceramic tile effect vinyl floor covering. Double glazed window to side.

**Outside** A pedestrian timber gate provides access to the garden. This is predominantly laid to lawn, with paved seating areas as well as a variety of shrubs and small trees. Enclosed by walling.

**Veranda 22' 9" x 4' 11" (6.93m x 1.50m) x 18'1 x 4'7** Decorative stone backed seating area. Paved flooring. A range of single glazed windows to front overlooking the garden. Single glazed door to garage/workshop.

**Garage/Workshop L-Shape 27' 1" x 10' 0" (8.25m x 3.05m) x 22' 6" x 12' 9" (6.85m x 3.88m) max** Twin double doors to rear. A range of single glazed windows to front and rear.

**EPC Rating F**

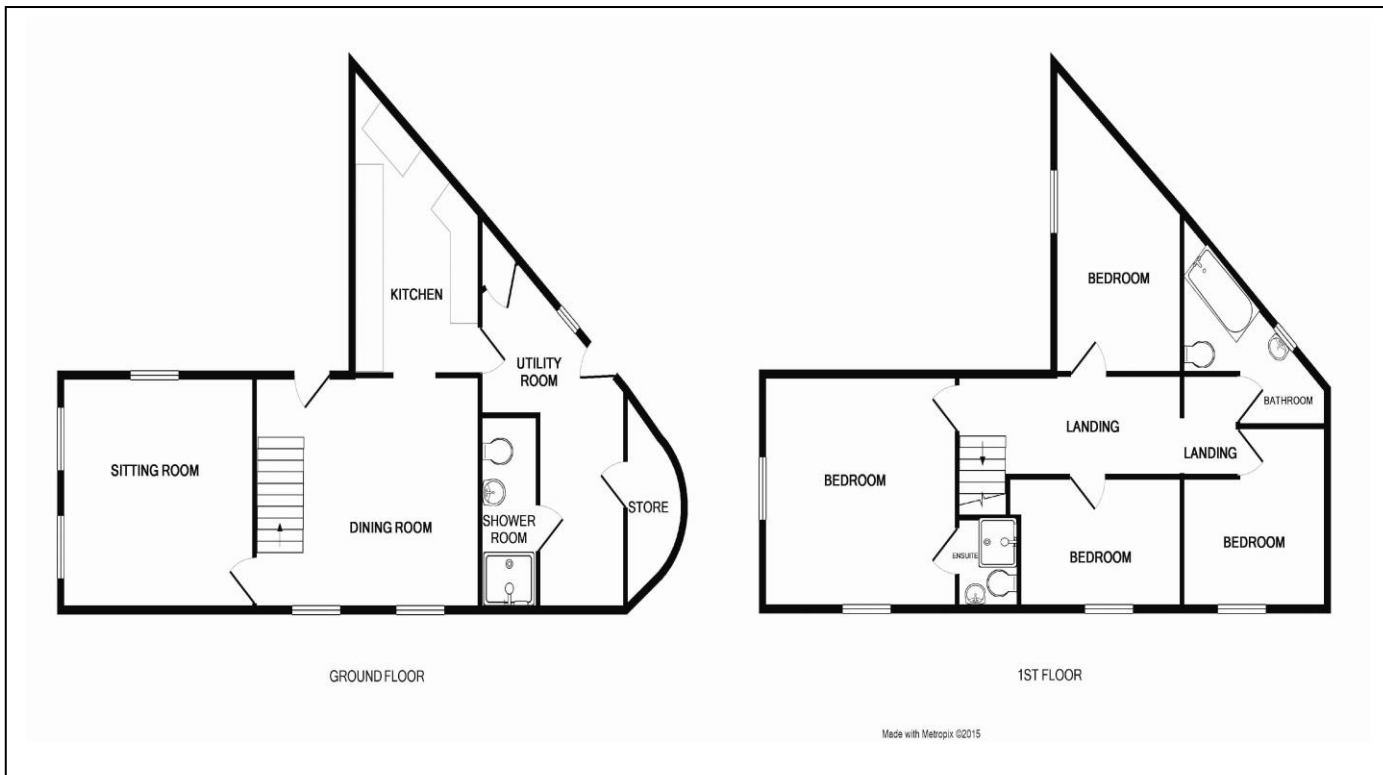
**Services** Mains electricity, water and drainage.

**Council Tax Band C**

**Tenure** Freehold



These particulars, including floor plans, are issued as a guide only and although every care is taken their accuracy is not guaranteed and shall not be deemed to form part of any contract. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from a Solicitor or Surveyor.



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