

Residential Sales & Lettings
Chartered Surveyors
Valuers & Auctioneers
Commercial Sales & Lettings
Drawing Planning Design
Land Agents
Antique & Fine Art Auctioneers

Established 1878

Tamlyns



Quantock Way, Bridgwater
£259,950



56 High Street, Bridgwater, Somerset TA6 3BN
T: 01278 454500 F: 01278 458242
E: bridgwater@tamlyns.co.uk
www.tamlyns.co.uk



Description A well-presented, modern family home situated within a popular residential area on Bridgwater's west side. The accommodation is arranged over two floors, comprising: an entrance hall, sitting room, dining room, study, kitchen, utility room and cloakroom/w/c on the ground floor. On the first floor the landing provides access to four bedrooms (the master with an suite shower-room/w/c), and a family bathroom/w/c. Outside are attractive gardens, including a vegetable plot, off road parking and an extended garage/workshop. The property is warmed by gas central heating and further benefits from double glazing to all external windows and doors.

Direction Head west out of Bridgwater along Wembdon, becoming Quantock Road. At the roundabout, take the second exit into Quantock Meadow, taking the first left into Quantock Way. The property will be found on the right, shortly after.

Entrance Hall Obscured and patterned double glazed door to front. Obscured double glazed windows to front. Ceiling coving. Stairs to first floor. Radiator. Telephone point. Doors to sitting room, study, cloakroom/w/c and kitchen/breakfast room.

Sitting Room 16' 4" x 10' 8" (4.97m x 3.25m) Feature fireplace with living flame effect gas fire mounted on a marble effect hearth. Marble effect backing. Timber surround and mantle over. Ceiling coving. Television point. Radiator. Double glazed window to front. Glazed double doors to

Dining Room 9' 6" x 9' 5" (2.89m x 2.87m) Ceiling coving. Radiator. Double glazed sliding door to rear. Doors to

Kitchen 12' 2" x 11' 2" (3.71m x 3.40m) measurements including utility room and units Fitted with matching dark wood effect wall and base units. Roll edge work surfaces with inset one and a quarter bowl sink, single drainer and mixer tap. Inset gas hob with extractor over, built-in oven under. Part tiled walls. Space for fridge. Space for freezer. Radiator. Tile effect vinyl floor covering. Door to under stairs storage cupboard. Double glazed window to rear. Arch to

Utility Room Wall mounted central heating boiler and central heating controls. Space and plumbing for washing machine. Space for fridge freezer. Tile effect vinyl floor covering. Radiator. Obscured double glazed window to rear.

Cloakroom/w/c Fitted with low level w/c. Wall mounted wash hand basin with tiled splashback. Radiator. Obscured double glazed window to side.

Study 8' 3" x 5' 9" (2.51m x 1.75m) Ceiling coving. Wall mounted RCDs. Radiator. Timber effect vinyl floor covering. Double glazed window to front.

Landing Door to airing cupboard (housing hot water tank and shelf space). Doors to

Bedroom One 13' 4" x 12' 5" (4.06m x 3.78m) max Radiator. Telephone point. Double glazed window to front. Door to



En-Suite Fitted with corner shower cubicle with wall mounted shower unit and tiled surround. Pedestal wash hand basin with tiled splashback. Low level w/c. Shaver socket. Radiator. Ceramic tile effect vinyl floor covering. Obscured double glazed window to side.

Bedroom Two 13' 9" x 8' 2" (4.19m x 2.49m) max Radiator. Double glazed window to rear.

Bedroom Three 9' 3" x 7' 5" (2.82m x 2.26m) Radiator. Double glazed window to rear.

Bedroom Four 8' 10" x 8' 2" (2.69m x 2.49m) plus recess. Radiator. Two double glazed windows to front.

Bathroom/w/c Fitted with three piece suite comprising: panelled bath with shower over. Tiled surround. Pedestal wash hand basin with tiled splashback. Low level w/c. Radiator. Shaver socket. Ceramic tile effect vinyl floor covering. Obscured double glazed door to side.

Garage/Workshop 37' 7" x 8' 6" (11.45m x 2.59m) extending to 10'01" (3.08m) Metal up and over door to front. Lighting, power and overhead storage. Part glazed timber door to side. Double glazed windows and door to side. Single glazed window to rear.

Outside Garden to front laid to lawn, decorative beds and an ornamental tree. Pathway to front door and side gate. To the rear, main garden area laid to lawn. Paved patio seating area and pathway extending to rear and the vegetable plot. Various well-stocked decorative beds and borders. Ornamental privet hedging. Timber shed. Enclosed by timber fencing.

EPC Rating C

Services Electricity, gas, water, drainage, telephone and broadband.

Tenure Freehold

Council Tax Band E



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.

Ground Floor

Approx. 52.6 sq. metres (566.7 sq. feet)



First Floor

Approx. 52.6 sq. metres (565.9 sq. feet)



Total area: approx. 105.2 sq. metres (1132.6 sq. feet)



56 High Street, Bridgwater, Somerset TA6 3BN
T: 01278 454500 F: 01278 458242
E: bridgwater@tamlyns.co.uk
www.tamlyns.co.uk

