



Bath Road, Bawdrip, TA7 8PW

Asking Price Of £625,000 Freehold

COOPER  
AND  
TANNER



# Bath Road

## Bawdrip TA7 8PW

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 3/4  1/2  2  0.77acres EPC D

**Asking Price Of £625,000 Freehold**

### DESCRIPTION

This handsome period home boasts fabulous kerb appeal externally and spacious, immaculate accommodation internally throughout. The front entrance is framed and sheltered by a full width canopy and opens to a generous reception hall with high ceilings that are also found through the majority of the property. A practical informal entrance can also be found at the rear, through the large, double-glazed porch. The flexible living space within this home presents great potential to suit buyers with all manner of needs, from busy families to retirees. Combined with the large plot and outbuildings, this offers great space for a live/work scenario, as well as simply keen gardeners seeking to enjoy the endless possibilities this wonderful garden creates.

### ACCOMMODATION

The accommodation comprises: a huge c.35' living area at the heart of the property, featuring a dual aspect with bay windows to the front and double doors at the rear, as well as an attractive stone fireplace with log burning stove installed; a large kitchen/diner flooded with natural light and pleasant views across the grounds; a separate utility room with fitted cabinetry, work surfaces, drainer

sink and provisions for laundry appliances; and a substantial 25' conservatory providing additional living space that flows naturally toward the westerly part of the garden. The kitchen itself enjoys a comprehensive range of fitted wall and base level cabinetry with contrasting worktops and a composite drainer sink with mixer tap. Space is provided for a range style oven and there is ample room for a sizeable dining table to gather for family meals. There are four generous double bedrooms, with the principal room benefiting from an adjoining ensuite shower room, superbly appointed with a modern white suite and vanity storage. The impressive family bathroom has also recently had a stylish makeover and features a three-piece suite, in white, to include p-shaped bath with shower over, wash basin over vanity unit and a WC. The fourth bedroom could easily provide the flexibility of serving as an additional reception room or office if required, and this links to the conservatory on the side.









## OUTSIDE

The bungalow is set back well within its substantial total c.0.77acre plot and is reached through an attractive gated entrance, opening to a driveway leading through the beautiful lawned front gardens. This then sweeps across the front of the property and also continues around to the rear, where you'll find a large brick paved parking area for multiple vehicles. Here there is a large, detached garage with attached 'gardener's loo' and storeroom at the back. A further 18' outbuilding provides a perfect workshop or additional garage to suit the incoming owner's needs. The majority of the gardens to the north and west elevations are laid to superbly maintained and mostly level lawns, with neatly kept hedgerow boundaries and a selection of flowerbeds well stocked with a variety of colourful shrubs and flowers. A secluded patio area on the western side, provides great privacy to entertain family and friends, as well as soak up any afternoon and evening sunshine. Additional high-quality outbuildings include a large greenhouse and log store.

## LOCATION

The property is situated between the villages of Bawdrip and Woolavington, approximately 2.5 miles from the M5 motorway at Junction 23. This provides excellent links to Bridgwater, Bristol and Taunton and Exeter to the South. A high-speed train service operates from Taunton to London Paddington. International airports can be found at Bristol and Exeter. Local amenities such as a convenience store, post office, health surgery, primary school and recreation areas can all be found in neighbouring Woolavington, with a full range of shopping, leisure and education facilities at either end of the Polden Hills in either Street to the east or Bridgwater to the west.

## VIEWING ARRANGEMENTS

Strictly through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside the property, to be greeted by a member of our team.



Local Information Bawdrip

**Local Council:** Somerset Council

**Council Tax Band:** D

**Heating:** Oil-fired central heating

**Services:** Mains electric, water and drainage

**Tenure:** Freehold



### Motorway Links

- M5 (J23/24)



### Train Links

- Taunton (Paddington)
- Bridgwater

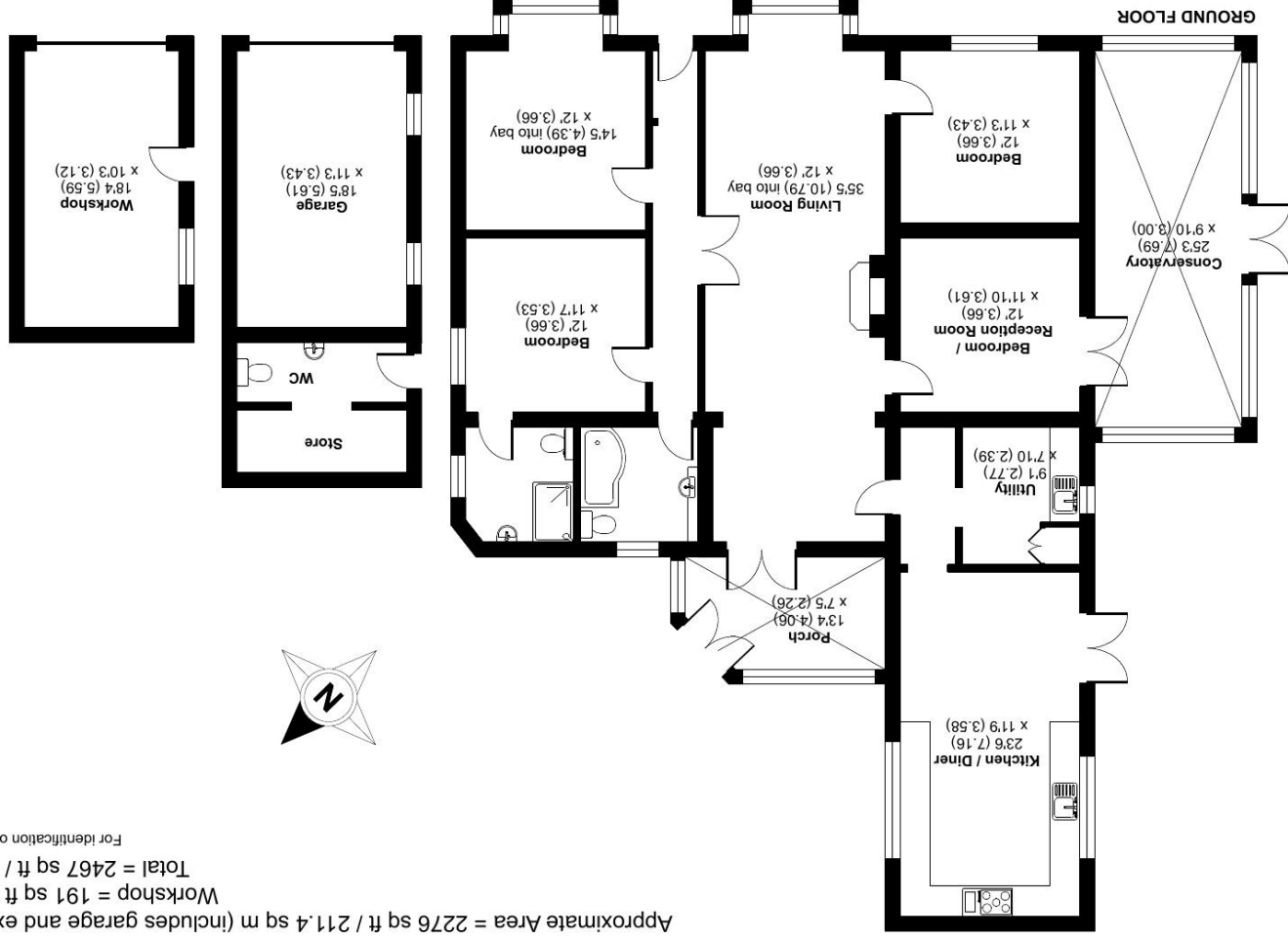


### Nearest Schools

- Kingsmoor Primary School
- Chilton Trinity Secondary School
- Millfield School (Private)

# Bath Road, Bawdrip, Bridgwater, TA7

Approximate Area = 2276 sq ft / 211.4 sq m (includes garage and excludes wc)  
 Workshop = 191 sq ft / 17.7 sq m  
 Total = 2467 sq ft / 229.1 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024.  
 Certified Property Measurer  
 RICS  
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## STREET OFFICE

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