

Bath Road

Bawdrip, TA7 8PP

COOPER
AND
TANNER



Guide Price £480,000 Freehold

A stunning four bedroom detached house with several reception rooms, a large detached garage, outbuilding and Victorian-style greenhouse within a beautiful enclosed garden.

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ACCOMODATION:

The property is accessed principally from the front entrance through glass fronted doors, into a generous and welcoming reception hall. From here stairs rise to the first floor, with under stairs storage cupboards. From the hallway there is access to the lounge, natural light floods the room through a large bay window with a front aspect view. There is a multi - fuel burner, providing a cosy feel during those winter evenings. An additional reception room is situated to the rear of the property with access to the conservatory via French doors. The large kitchen/diner spreads the length of the property allowing separate zones, the kitchen itself is fitted with a range of attractive shaker style wall, base and drawer units finished in a cream wood and a sink with drainer. Space is provided for a range of appliances including a dishwasher and cooker. There is a breakfast bar and space for a large dining table towards the front with front aspect views. Quality flooring is laid throughout the kitchen/diner. The utility provides further units and a downstairs cloakroom offering ground floor wash facilities.

To the first floor you will find a modest landing area that maximises the size of the four bedrooms, three of which can accommodate double beds and a range of furniture. There are two well appointed family bathrooms and separate WC, the first includes a free standing bath and wash hand basin. The second features a walk in power shower, wash hand basin and WC. Neutral décor is found throughout the property, creating a light and airy feel.

OUTSIDE:

The large south facing rear garden is boarded with mature shrubs and laid to lawn. The patio area leads from the conservatory and is flanked by two separate decked areas, offering multiple spaces for al fresco dining. From here you will find magnificent views of the countryside giving you a relaxing experience.

Off-road parking is provided on the large driveway, along with the generously sized garage/workshop.

SERVICES:

Mains drainage, water and electricity are connected. Oil-fired central heating and solar PV are installed. The property is currently banded E for council tax, within Somerset Council.

LOCATION:

The village of Bawdrip lies approximately 2 miles from access to the M5 motorway at Junction 23. This provides excellent links to Bristol and the M4, 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. The town of Bridgwater is within 5 miles to the west, whilst to the east are the towns of Street and Glastonbury.

VIEWING ARRANGEMENTS:

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





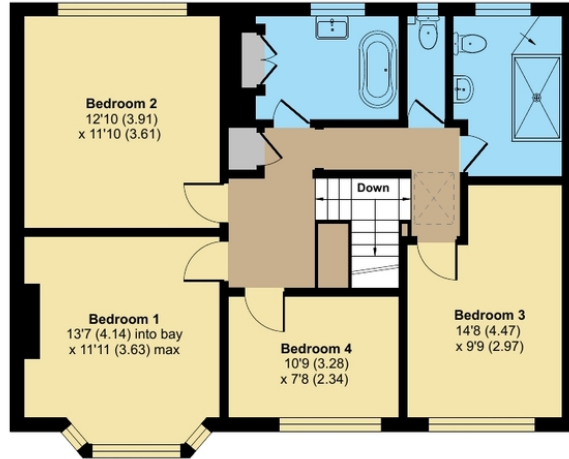
Bath Road, Bawdrip, Bridgwater, TA7

Approximate Area = 2252 sq ft / 209 sq m (includes garage)

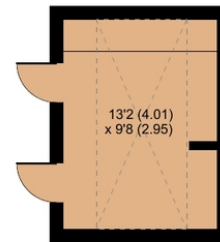
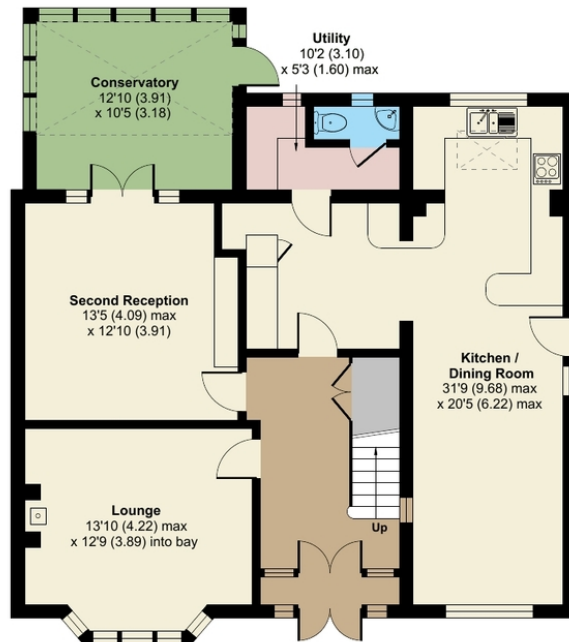
Outbuilding = 127 sq ft / 12 sq m

Total = 2379 sq ft / 221 sq m

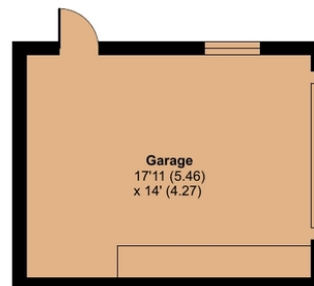
For identification only - Not to scale



FIRST FLOOR



OUTBUILDING



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Cooper and Tanner. REF: 872020

STREET OFFICE

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