

BRADFORD ON TONE

gth

TAUNTON





Medway, Bradford on Tone Taunton, Somerset, TA4 1ex

Taunton Town 4.1 miles; M5 Junction 25, 11.1 miles; M26 Junction, 3.3 miles

3 3 1 108 Sqm

Beautifully presented and thoughtfully laid out family home nestled in this sought after village of Bradford on Tone. Viewing Highly Recommended.

Freehold Guide Price £425,000

DESCRIPTION

Medway, is a beautifully presented and thoughtfully extended three bedroom semi-detached family home, nestled in the sought after village of Bradford on Tone. We are offering the property for sale after 30 years in the same ownership. Within the current ownership, they have thoughtfully extended and carefully upgraded the property to make a comfortable home incorporating flexible modern accommodation, which briefly comprises:- Entrance lobby/study, which is light and welcoming, and leads to the entrance hall giving access to the spacious kitchen/dining room. The kitchen is fitted with modern wall and base units along with a few integral appliances. The light and airy space has French doors which gives access to the outside patio area. The large lounge is a generous space for relaxing with a beautiful feature fireplace with fitted wood burning stove. The living room leads to the great new addition of a stylish sun room to enjoy being inside in this tranquil setting, whilst enjoying the outside garden. To the first floor are three double bedrooms all served by a recently upgraded family bathroom. Viewing Highly Recommended.

OUTSIDE

The real selling point of this property apart from the location, is the generous outside space. The front of the property splays out in an

open plan style with ample parking and good access to the front of the property. The rear gardens are fully enclosed and beautifully manicured. Adjacent to the house is a large recently upgraded paved seating area which is ideal for alfresco entertaining and dining. The garden meanders onto an outside under cover kitchen/seating area. The pretty floral borders make it an interesting walk way through the garden to the shed and the very secluded spot to the very rear of the plot, which provide far reaching views of the countryside.

SERVICES & OUTGOINGS

We understand that mains electric, gas, water and drainage are connected to the property.

Council Tax: *Somerset Council—Band D.*

SITUATION

Bradford on Tone is situated roughly half way between Taunton and Wellington and is regarded as a popular village within the Taunton district. The village itself has a parish church, shop and popular pub whilst extensive facilities are available in previously mentioned towns which are readily accessible. The M5 may be joined at junction 26 within approximately 4 miles and there is some lovely countryside nearby including attractive walks along the River Tone. Properties are always popular within this village and early viewings are recommended to avoid disappointment.

DIRECTIONS

What3words:///unpainted.doted.eliminate

ADDITIONAL INFORMATION

Broadband: Fibre67 Core—Superfast broadband is available—highest available download speed 80 Mbps, highest available upload speed 20 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a HIGH RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).

This property has not experienced flooding in the past 30 years of ownership.





VIEWING

Strictly by appointment with the agents
Greenslade Taylor Hunt.

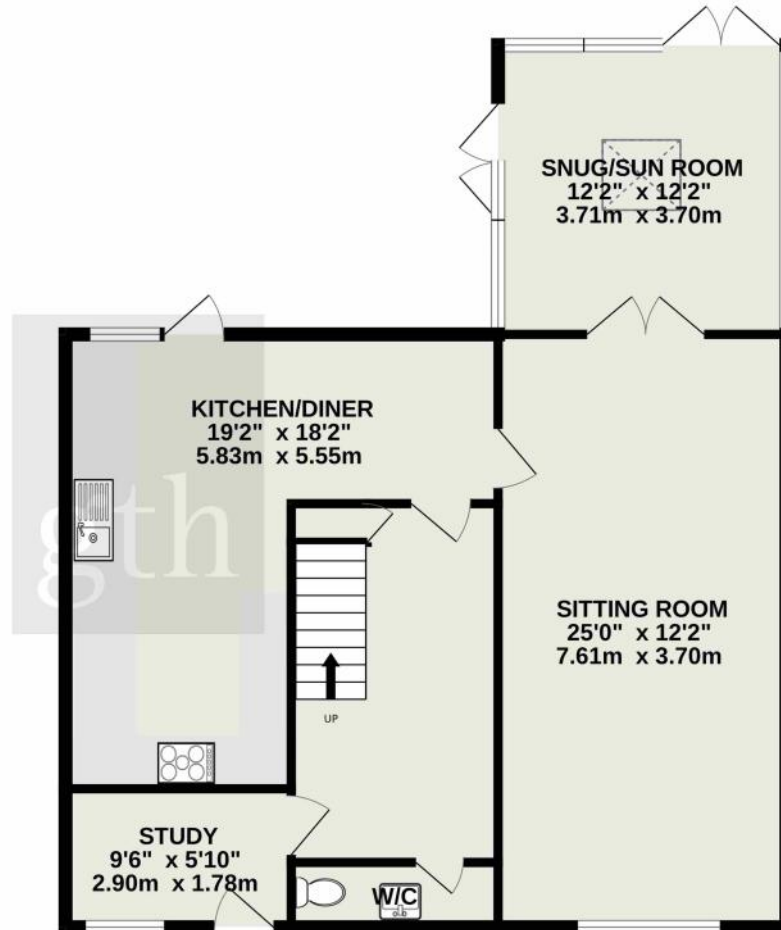
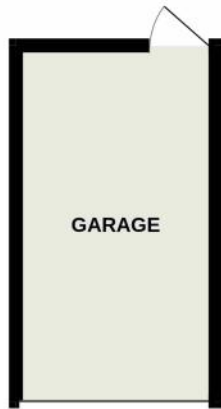
9 Hammet Street, Taunton, Somerset, TA1 1RZ

Email: residential.taunton@gth.net

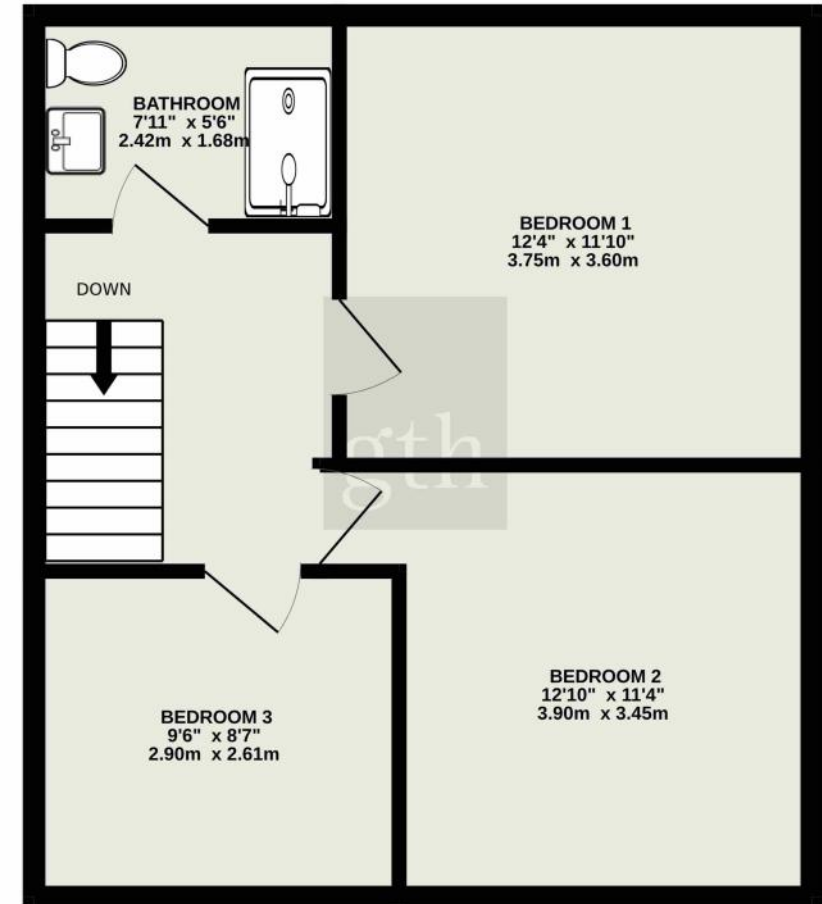
Tel: 01823 277121 | Ref: TAU260425

GREENSLADE TAYLOR HUNT
www.gth.net

GROUND FLOOR
1031 sq.ft. (95.8 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

gth

