



GIBBINS RICHARDS 
Making home moves happen

Milestone, Church Road, Fiddington, Nr. Bridgwater TA5 1JG
£575,000

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* A well appointed detached family home set in generously-sized and well-maintained gardens *
 Three/Four receptions * Four/Five double bedrooms * Bathroom * Separate shower room *
 Ample off road parking * Various outbuildings *

Milestone is a most spacious detached property which benefits from well-planned accommodation including: reception hall, downstairs WC, living room with wood-burner, separate sitting room, office, enlarged kitchen/dining room, utility and study/fifth bedroom. On the first floor are four good-sized bedrooms, family bathroom and separate shower room.

Undoubtedly one of the main features to this property is its generously-sized gardens to the front and rear. In particular, the rear garden boasts some delightful perennials and various planting schemes, enclosed fruit/vegetable garden, summer house, storage facilities and workshop.

Fiddington is a very popular village with plenty of open space and countryside. Local facilities can be found in the nearby villages of Nether Stowey and Cannington. Bridgwater town centre lies approximately seven miles distant and offers a wide and comprehensive range of facilities including M5 motorway access and intercity railway station.

Tenure: Freehold / Energy Rating: D / Council Tax Band: F

Detached village home
 LPG heating
 Double glazed windows
 Large kitchen/dining room and separate utility
 Three/Four reception rooms
 Four/Five double bedrooms
 Two shower rooms, one with bath
 Generous-sized gardens
 Workshop/summer house, garden store
 Ample off-road parking



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Entrance Hall
Cloakroom
Living Room

Office
Sitting Room
Kitchen/Dining Room

Utility
Study/Bedroom 5
First Floor Landing

Bedroom 1
Bedroom 2
Bedroom 3
Bedroom 4
Bathroom

Shower Room

Outside

Stairs to first floor.
WC and wash hand basin.
16' 10" x 12' 5" (5.13m x 3.78m) plus the addition of a bay window with window seat. Wood burning stove.
10' 5" x 9' 5" (3.17m x 2.87m) Door to;
13' 5" x 10' 0" (4.09m x 3.05m) Door to;
Dining Area - 10' 0" x 9' 5" (3.05m x 2.87m) access to garden.
Kitchen - 16' 5" x 9' 10" (5.00m x 2.99m) Built-in microwave, dual fuel 'Rangemaster' oven, wine cooler, 'American' style fridge/freezer unit, dishwasher.
14' 2" x 7' 5" (4.31m x 2.26m) Access to;
10' 8" x 8' 0" (3.25m x 2.44m)
Boiler/airing cupboard. Access to loft space via a pull down ladder.
13' 5" x 10' 2" (4.09m x 3.10m)
12' 0" x 11' 0" (3.65m x 3.35m)
10' 2" x 9' 5" (3.10m x 2.87m)
10' 5" x 10' 2" (3.17m x 3.10m)
9' 10" x 8' 10" (3m x 2.7m) Bath, walk-in shower, WC and wash hand basin.
9' 2" x 8' 2" (2.79m x 2.49m) Double shower enclosure, vanity basin and WC.

The property is set well back from the road, thus enjoying a good degree of frontage with the front garden containing various trees, shrubs and plants, long tarmac driveway and turning bay, gravelled area, storage area in front of the converted garage. Side access leads through to a generous sized rear garden which is a delightful feature of the property with various planting schemes, ornamental shrubs and plants, shaped lawn section, two wood stores, raised timber sun deck/entertainment area, various fruit trees, brick built workshop, summerhouse, veranda and further storage facility attached. Enclosed fruit/vegetable garden and greenhouse.



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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.
References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.
Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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