

PALM TREE CLOSE

Bridgwater, Somerset, TA6 4XB

Price Guide £240,000

Tamlyns

PROPERTY DESCRIPTION

Tamlyns presents with NO ONWARD CHAIN, this three bedroom, semi-detached house located on the Bower Manor estate in Bridgwater.

The accommodation comprises of entrance hall, a spacious sitting room with a bay window and wood effect vinyl flooring, working your way round, you enter a large kitchen diner at the rear of the property with abundance of cupboard space.

To the first floor, there are three bedrooms. two which are doubles, one smaller bedroom and a family bathroom.

Outside, there's a private enclosed rear garden, drive way for several vehciles with side access in to the rear garden.

Situation

semi detached house *three bedrooms* *bathroom* *Kitchen diner* *Lounge* *Rear Garden* *Parking for Three cars*

Local Authority

Sedgemoor District Council Council Tax Band: B
Tenure: Freehold
EPC Rating: C

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk





PROPERTY DESCRIPTION

Accomodation
All sizes are approximate.

Entrance
Door to under stairs storage and access to:

Lounge
14'7" x 13'1" (4.45m x 3.99m)
A front aspect room with a uPVC double glazed bay window and a normal window, textured ceiling.

Kitchen / Diner
14'2" x 13'3" (4.32m x 4.06m)
Spacious Kitchen / Diner with oak effect wall and base units with roll edged black marble effect worktops. Under counter space for washing machine. Connection for a freestanding gas range cooker available.

Bedroom One
10'9" x 8'5" (3.28m x 2.59m)
Double bedroom with recess for wardrobe

Bedroom Two
10'2" x 8'9" (3.12m x 2.69m)
Double room with recess for wardrobe

Bedroom Three
7'3" x 5'10" (2.21m x 1.80m)
Single bedroom to the front of the property

Bathroom
Electric shower over bath, pedestal hand basin with cupboard and WC

Back Garden
Patio area outside the back door leading grassed area and wooden shed for storage.

Front Garden
Low maintenance stone laid to the front of the property and drive for three vehicles.

Council Tax
B

Material Information...
Additional information not previously mentioned
- Mains electric, gas and water.
- Water metered.
- Gas Central Heating.
- Mains Sewerage.
- No Flooding in the last 5 years.
- Broadband and Mobile signal.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the
Ofcom checkers below:
checker.ofcom.org.uk/en-gb/mobile-coverage
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:
flood-map-for-planning.service.gov.uk/location

PROPERTY DESCRIPTION






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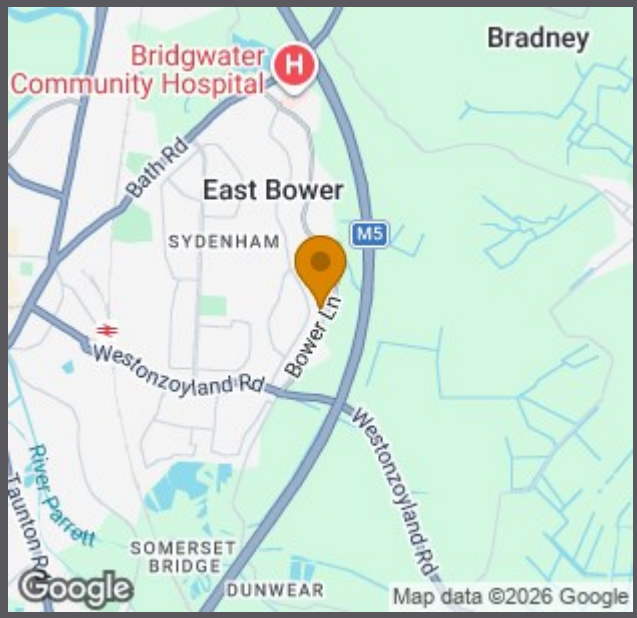


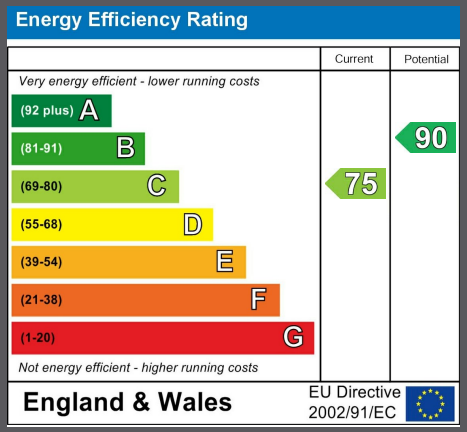




PLAN







IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.

2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied uplon for furnishing purposes and all approximate.

3. Tamlyns Estate Agents may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £240 inc VAT, HD Financial Ltd up to £240 inc VAT

Tamlyns

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