

LAUREL & WYLDE

E S T A T E A G E N T S



Ferndale Brent Road, Bridgwater, Somerset TA7 8LF £485,000

*** WHAT A SPECTACULAR PROPERTY ON OFFER HERE *** EXTREMELY DECEPTIVE PROPERTY FROM THE FRONT *** LARGELY EXTENDED TO THE REAR *** FABULOUS REAR GARDEN WITH BEAUTIFUL VIEWS AND BACKING ONTO OPEN FIELDS *** LARGE 'SECURITY' GARAGE *** 31FT CAR PORT *** DRIVEWAY PARKING FOR AT LEAST 8 CARS *** QUIET COUNTRY LANE LOCATION *** VERY LARGE LIVING ROOM *** LARGE KITCHEN / FAMILY ROOM *** THREE DOUBLE BEDROOMS *** FAMILY BATHROOM WITH SHOWER *** SEPARATE CLOAKROOM *** EPC D *** COUNCIL TAX E ***



Total area: approx. 209.4 sq. metres (2253.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	61	74

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		