



Goods Lane  
Merridge, TA5 1BA

£1,250 PCM

**Tamlyns**

## PROPERTY DESCRIPTION

A two bedroom, beautifully decorated detached bungalow located on Goods Farm in Merridge, Somerset.

### Situation

### The local area

### Local Authority

Council Tax Band:

EPC Rating: E

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

**01278 454500**

[bridgwater@tamlyns.co.uk](mailto:bridgwater@tamlyns.co.uk)



# PROPERTY DESCRIPTION

## Description :

FURNISHED accommodation offers; entry hallway, large sitting room leading to balcony with lovely countryside views. Furnishings include coffee table, TV stand and sofas. A modern fitted kitchen / diner with integrated appliances: oven, hob, cooker hood, dishwasher and fridge / freezer. Crockery, pots / pans included, dining table with chairs plus other furnishings, modern dark grey matte kitchen units and wooden worktops. Two double bedrooms, both including bed frames / mattresses and wardrobe, along with decorations / other furnishings. Dark grey bathroom suite with shower over bath, WC and hand wash basin, dark grey wooden panelling and grey marble effect tiling.

Ample parking space for at least 2-3 cars. Outside gravelled / patio area.

Rural location with plenty of walks nearby.

A short drive to Park and Rides for Hinkley Point.

COUNCIL TAX AND WATER BILLS INCLUDED WITHIN RENTAL PRICE PER MONTH.

SORRY NO PETS.

BROADBAND SERVICES AVAILABLE INCLUDE STANDARD AND ULTRAFASST WITH AIRBAND.

MOBILES SERVICE AVAILABLE ARE SLIGHTLY LIMITED WITH ALL NETWORKS.

# 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 upon for furnishing purposes and all approximate.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>54</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

