



CHURCH ROAD

Bridgwater, TA5 1BZ

Asking Price £695,000

Tamlyns

PROPERTY DESCRIPTION

An impressive and imposing detached house, having been significantly extended and improved and whilst now requiring a level of internal updating and improvement, offers potential as a fine family home. EPC G

Situation

Local Authority

Somerset Council Tax Band: D
Tenure: Freehold
EPC Rating: G

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

01278454500

house.sales@tamlyns.co.uk



PROPERTY DESCRIPTION

Entrance Lobby

10'10 × 5'11 (3.30m × 1.80m)

Hall

11'8 × 4'10 (3.56m × 1.47m)

Sitting Room

20'1 × 16'8 (6.12m × 5.08m)

Max.

Dining Room

14'8 × 11'4 (4.47m × 3.45m)

Kitchen/Breakfast Room

16'4 × 16'3 (4.98m × 4.95m)

Including units.

Cloakroom

Half-Level Bedroom

20 × 11'9 (6.10m × 3.58m)

En-Suite

7'8 × 5'6 (2.34m × 1.68m)

First Floor Landing

Bedroom

17'1 × 16'8 (5.21m × 5.08m)

Some restricted headroom due to sloping ceilings.

Bedroom

16'5 × 16'3 (5.00m × 4.95m)

En-Suite

7'8 × 6'5 (2.34m × 1.96m)

Bedroom

11'5 × 10'8 (3.48m × 3.25m)

Half-Level Bedroom

17'6 × 17 (5.33m × 5.18m)

Max.

En-Suite

8'2 × 8 (2.49m × 2.44m)

Double Garage

20 × 20 (6.10m × 6.10m)

Approx.

PROPERTY DESCRIPTION







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.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		49
(21-38) F	11	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

