



## LIME STREET

Stogursey, Bridgwater, TA5 1QR

Price **£275,000**

**Tamlyns**

## PROPERTY DESCRIPTION

A charming end of terrace cottage, offering spacious accommodation and a host of character features, pleasantly situated just off the centre of this pretty village. Whilst the property does not have a garden, it does benefit from off road parking. EPC TBC

### Situation

### Local Authority

Council Tax Band: B  
Tenure: Freehold  
EPC Rating:

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

**01278 454500**

[house.sales@tamlyns.co.uk](mailto:house.sales@tamlyns.co.uk)



# PROPERTY DESCRIPTION

## **Kitchen/Sitting/Dining Room**

32'7 × 20'1 (9.93m × 6.12m )  
Max. Including units and fireplace.

## **Shower Room**

12'8 × 4'3 (3.86m × 1.30m)

## **Landing**

8'10 × 7'5 (2.69m × 2.26m)  
Including stairs.

## **Main Bedroom**

14' × 11'11 (4.27m × 3.63m )  
Max.

## **Bedroom Two**

11'1 × 10'7 (3.38m × 3.23m )

## **Bedroom Three**

10'6 × 9'4 (3.20m × 2.84m )

## **Walk-Through Study Area**

8'9 × 6'7 (2.67m × 2.01m)

## **Bathroom**

7'2 × 5'10 (2.18m × 1.78m)

## PROPERTY DESCRIPTION







# PLAN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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	

## 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).

