



Clifford Park

Cannington, Bridgwater, TA5 2HG

Price £215,000

Tamlyns

PROPERTY DESCRIPTION

A semi-detached bungalow, with a particularly attractive, part-walled rear garden, requiring general updating and improvement. EPC TBC

Local Authority

Somerset Council Tax Band: C

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



PROPERTY DESCRIPTION

Hall

Sitting/Dining Room

15'6" x 10'4" (4.72m x 3.15m)

Kitchen

10'5" x 7'11" (3.18m x 2.41m)

Bedroom One

11'1" x 10'5" (3.38m x 3.18m)

Bedroom Two

10'5" x 8'11" (3.18m x 2.72m)

Shower Room

6'5" x 5'6" (1.96m x 1.68m)

Sun Room

10' x 8'2" (3.05m x 2.49m)

Max.

PLAN



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		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.

