



## GREEN CLOSE

Holford, Bridgwater, TA5 1SB

Price **£265,000**

**Tamlyns**

## PROPERTY DESCRIPTION

A spacious and well-presented, staggered end of terrace house, situated within this pretty village on the edge of the Quantock Hills. EPC C

### Situation

### Local Authority

Somerset West and Taunton Council Tax Band: B

Tenure: Freehold

EPC Rating: C

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

## Porch

## Entrance Hall

## Sitting Room

12'4" × 11'5" (3.78 × 3.48)

## Dining Room

10'4" × 8'8" (3.17 × 2.66)

## Kitchen

10'9" × 7'6" (3.28 × 2.30)

## Utility Room

7'4" × 6'3" (2.25 × 1.93)

## Landing

## Main Bedroom

11'5" × 10'8" (3.50 × 3.27)

## Bedroom Two

11'6" × 10'5" (3.51 × 3.19)

## Bedroom Three

9'9" × 7'4" (2.98 × 2.24)

## Bathroom

7'6" × 6'5" (2.30 × 1.98)

## Material Information

There is a Section 157 title restriction in place, which stipulates that a buyer must have lived or worked within the local area for at least three years before

being able to purchase this property. Please note however, that we have been informed by the local council that they would consider waiving this restriction.

Services Electricity, water, drainage, telephone and broadband.

Mobile telephone and broadband coverage available. To confirm the nature of the coverage and speeds, etc., please see:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

The property has not flooded within the last five years. For more information, please see:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)

## 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>		71	77
(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).

