



Carlton Drive
Bridgwater, TA6 3TL

Price £199,950

Tamlyns

PROPERTY DESCRIPTION

Offered to the market this lovely two Double bedroom End-Terraced house with an enclosed rear garden and off road parking. Ideal investment or first-time buy.

EPC: TBC

Local Authority

Sedgemoor Council Tax Band: B

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



PROPERTY DESCRIPTION

Sitting / Dining Room

14'11" x 12'8" (4.57m x 3.87m)

Kitchen

8'0" x 6'6" (2.46m x 2.00m)

Cloakroom

5'10" x 2'6" (1.8m x 0.77m)

Bedroom One

10'6" x 8'2" (3.22m x 2.49m)

Bedroom Two

10'6" x 8'2" 12'8" x 7'3" (3.87m x 2.21m)

Shower Room

7'3" x 6'2" (2.22m x 1.88m)

Material Information

Services: Mains gas, electricity, water and sewerage.

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

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

PLAN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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.

