



Clare Street

North Petherton, Bridgwater, TA6 6RG

Asking Price £215,000

Tamlyns

PROPERTY DESCRIPTION

A pleasantly situated and well-presented low maintenance home, offered to the market with the benefit of no onward chain. EPC TBC

Local Authority

Somerset Council Tax Band: B

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

One of a pair of individually built semi-detached houses, completed during 2010, being sold by the original owner and with the benefit of no onward chain. The property is pleasantly situated, just off the centre of this ever popular small town, and within walking distance of a range of day to day amenities.

The accommodation is arranged over two floors, described here in brief: an entrance hall, L-Shape kitchen/living/dining room, with double doors out to an enclosed, courtyard rear garden, and a cloakroom/w/c on the ground floor. On the first floor, a landing provides access to three bedrooms, two doubles and one single, as well as a bathroom/w/c.

Off road parking is provided for two cars in tandem within an adjacent car port, which is shared with the opposing house.

The property is fitted with double glazing and a mains gas central heating system.

Entrance Hall

12'8" x 6'2" (3.87 x 1.90)
Including w/c and stairs.

Cloakroom

Kitchen/Living/Dining Room

27'11" x 16'0" (8.53 x 4.89)
Max. L-Shape.

Landing

Bedroom One

12'2" x 9'4" (3.71 x 2.86)

Bedroom Two

12'0" x 9'4" (3.67 x 2.86)

Bedroom Three

8'6" x 6'3" (2.61 x 1.91)

Material Information

Tenure Freehold. Services Electricity, gas, water and drainage.

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

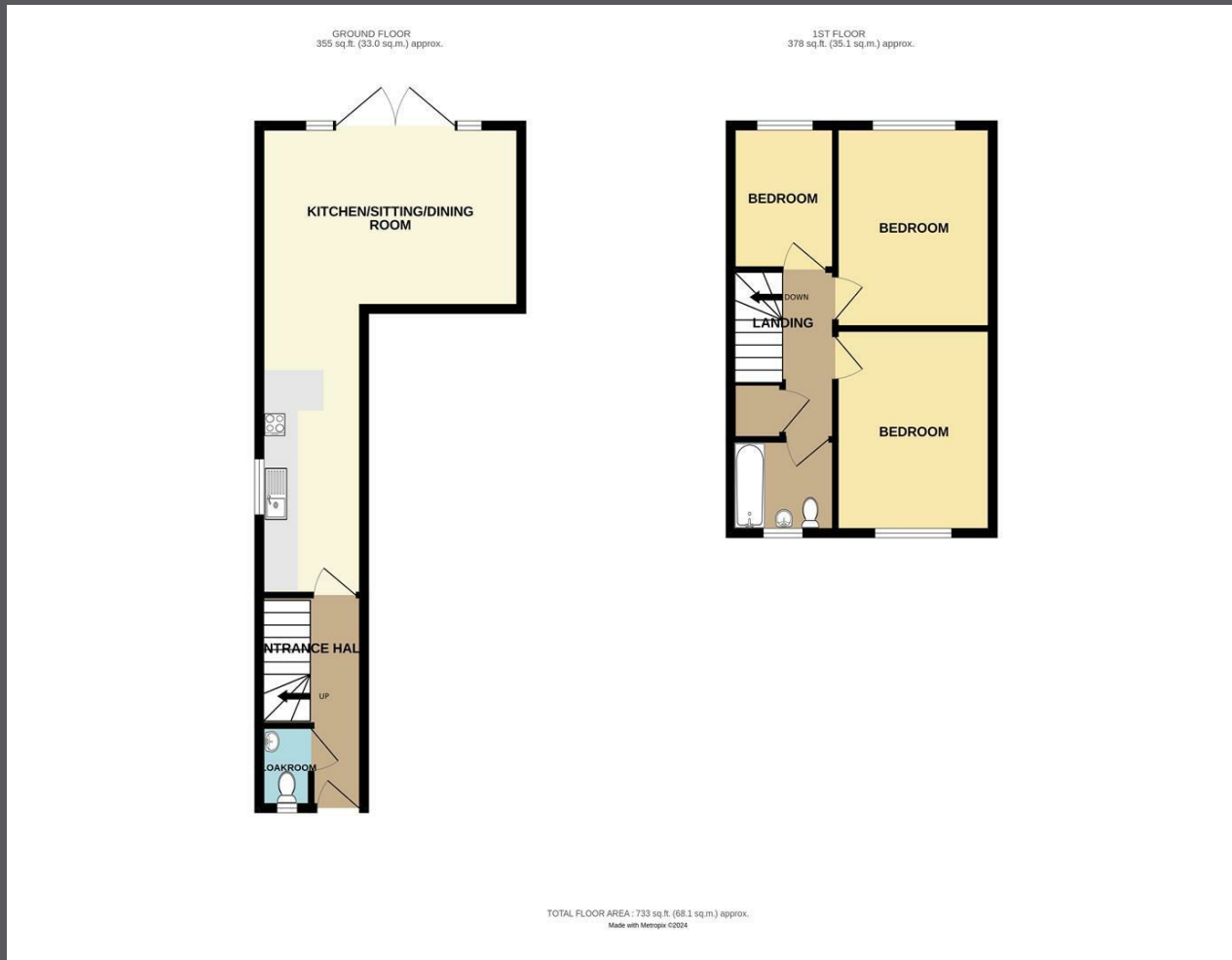
checker.ofcom.org.uk/en-gb/mobile-coverage

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
<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.

