



Brickworks Road
Chilton Trinity, Bridgwater, TA5 2JQ

Asking Price £499,999

Tamlyns

PROPERTY DESCRIPTION

A beautifully presented, extended, former show home, enjoying a very pleasant, tucked situation on the edge of this popular modern development. EPC C

Local Authority

Somerset Council Tax Band: E

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

Hall

8'2" x 6'9" (2.51 x 2.07)
Max.

To be confirmed.

Living Room

16'7" x 11'10" (5.06 x 3.61)

Kitchen/Breakfast/Dining Room

25'1" x 12'9" (7.65 x 3.90)

Play Room

10'11" x 7'0" (3.35 x 2.14)

Study

12'2" x 7'0" (3.71 x 2.14)

Utility Room

6'7" x 5'8" (2.03 x 1.74)

Cloakroom

5'8" x 4'3" (1.75 x 1.30)

Landing

Main Bedroom

13'10" x 11'9" (4.24 x 3.60)

En-Suite

8'3" x 4'0" (2.53 x 1.23)

Bedroom Two

13'3" x 9'3" (4.04 x 2.83)

Bedroom Three

10'11" x 9'8" (3.35 x 2.95)

Bedroom Four

9'0" x 7'4" (2.75 x 2.25)

Family Bathroom

10'8" x 5'8" (3.26 x 1.75)

Material Information

PLAN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B	80	
(69-80)	C		
(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.

