



Savannah Drive
Bridgwater, TA6 6WP

Price £215,000

Tamlyns

PROPERTY DESCRIPTION

A modern mid-terraced house, situated within this popular development on Bridgwater's south side, offered to the market with no onward chain. EPC C

Situation

The property forms part of the popular Stockmoor Village development, located between the Somerset towns of North Petherton and Bridgwater. Both towns provide a wide range of facilities, as well as access to the M5 motorway via junctions 23 and 24 (24 being within one mile of the development). The development itself benefits from a primary school and mini-supermarket.

The local area

Local Authority

Somerset 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

A smart, modern terraced house, forming part of the popular Stockmoor Village development on Bridgwater's south side.

On the ground floor, an entrance hall with stairs to the first floor, provides access to the cloakroom, kitchen and sitting/dining room. The kitchen is fitted with a range of modern units, work surfaces and an integrated gas hob, with built in oven below. A wall mounted boiler provides the heating and hot water. There is a stainless steel extractor hood with splashback over and an inset stainless steel sink and drainer. Space is provided for a fridge/freezer, as well as plumbing and space for a washing machine.

The sitting/dining room has a rear aspect and features double doors out into the rear garden.

On the first floor, the landing provides access to two double bedrooms, the bathroom and a built in storage cupboard. The main bedroom has a front aspect and benefits from an en suite shower room. The second bedroom has a rear aspect. The bathroom is fitted with a modern three piece suite.

Outside is an enclosed rear garden, laid to a mixture of artificial grass and timber decking. Pathway leading to the rear, providing access into the garage. Garage in a block of three, accessed by vehicle under a nearby coach house. Parking in front for one car. Garage with power.

The property further benefits from UPVC double glazing and mains gas central heating.

Directions

From Junction 24 head into the development on Wilstock Way, taking the second turning on the right into Charolais Drive. Take the first turning on the right into Cheviot Street and then right again into Muscovy Drive. Take the next right into Romney Road and then the first left into Savannah Drive. The property will be found on the left, identified by our For Sale sign.

Entrance Hall

Kitchen

8'9" x 8'5" (2.67 x 2.58)

Sitting/Dining Room

15'0" x 12'3" (4.59 x 3.74)

Max. L-Shape.

Cloakroom

Landing

Main Bedroom

12'1" x 8'7" (3.70 x 2.64)

En-Suite

6'1" x 3'4" (1.86 x 1.02)

Plus shower recess.

Bedroom Two

8'10" x 8'1" (2.71 x 2.48)

Bathroom

6'9" x 5'8" (2.06 x 1.73)

Garage

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:

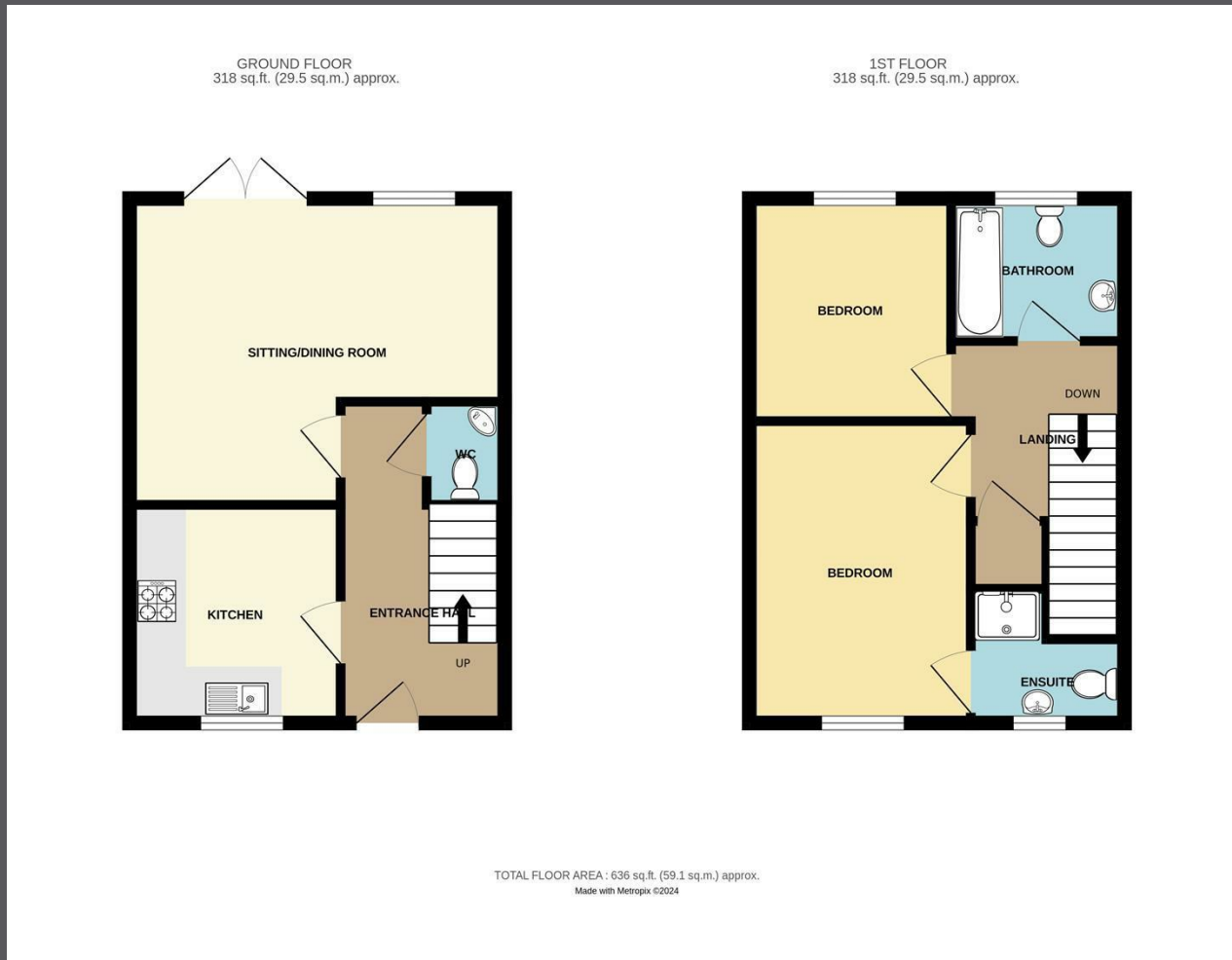
checker.ofcom.org.uk/en-gb/mobile-coverage

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
Very energy efficient - lower running costs			
(92 plus)	A		94
(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.

