



HAMILTON DRIVE

Bridgwater, TA6 4WN

Price **£285,000**

Tamlyns

PROPERTY DESCRIPTION

A beautifully presented, modern, Three bedroom detached house with an enclosed rear garden, En-suite to Main bedroom, a Downstairs toilet, Utility and Driveway for one car.

EPC: B

Situation

Local Authority

Sedgemoor Council Tax Band: C

Tenure: Freehold

EPC Rating: B

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

Entrance

Services. Electricity, gas, water and drainage. Mains gas central heating system.

Living Room

12'10" × 12'2" (3.92m × 3.73m)

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

Kitchen/Diner

18'0" × 9'4" (5.51m × 2.86m)

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

Cloakroom

5'4" × 3'0" (1.65m × 0.92m)

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

Utility Room

5'6" × 5'4" (1.68m × 1.64m)

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

Landing

flood-map-for-planning.service.gov.uk/location

Main Bedroom

10'7" × 10'9" (3.25m × 3.28m)

En-suite

5'11" × 5'10" (1.81m × 1.80m)

Bedroom Two

9'6" × 9'6" (2.91m × 2.90m)

Bedroom Three

9'6" × 8'2" (2.90m × 2.51m)

Material Information

Tenure. Freehold. There is an estate management charge of approximately £250 per year.

Full details of this can be sought via your Legal Representative.

PROPERTY DESCRIPTION







PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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.

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).

