

**HAMILTON DRIVE** 

Bridgwater, TA6 4WN

Price £285,000



# 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**

## Living Room

 $12'10" \times 12'2" (3.92m \times 3.73m)$ 

#### Kitchen/Diner

 $18'0" \times 9'4" (5.51m \times 2.86m)$ 

#### Cloakroom

 $5'4" \times 3'0" (1.65m \times 0.92m)$ 

## **Utility Room**

 $5'6" \times 5'4" (1.68m \times 1.64m)$ 

## Landing

### Main Bedroom

 $10'7" \times 10'9" (3.25m \times 3.28m)$ 

#### En-suite

 $5'11" \times 5'10" (1.81m \times 1.80m)$ 

#### Bedroom Two

 $9'6" \times 9'6" (2.91m \times 2.90m)$ 

#### **Bedroom Three**

 $9'6" \times 8'2" (2.90m \times 2.5 lm)$ 

## Material Information

Tenure. Freehold. There is an estate management charge of approximately  $\pounds 250$  per year.

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

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

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:

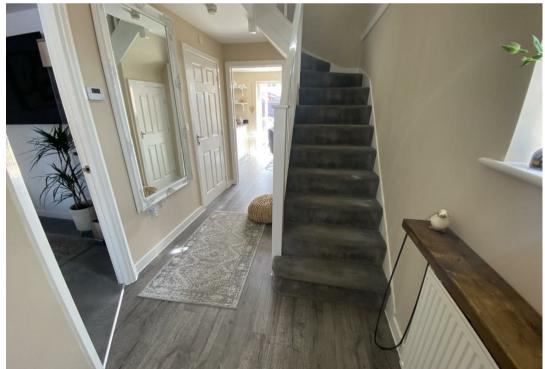
flood-map-for-planning.service.gov.uk/location

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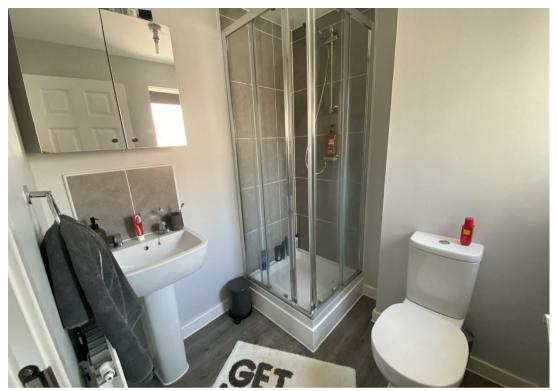




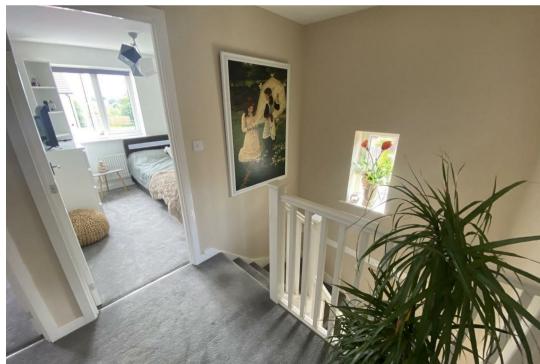














## PLAN



#### **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 uplon 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).

