



BROADOAK ROAD

Bridgwater, TA6 4NR

Fixed Price £340,000

Tamlyns

PROPERTY DESCRIPTION

A beautifully presented, modern detached house, enjoying a very pleasant, tucked away, situation within this ever popular residential area on Bridgwater's eastern outskirts. EPC C

Situation

Local Authority

Somerset Council Tax Band: C

Tenure: Freehold

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

Entrance Hall

12'8" × 6'5" (3.87 × 1.96)

Sitting Room

15'1" × 10'11" (4.61 × 3.34)

Kitchen

14'6" × 8'5" (4.44 × 2.59)

Dining Room

9'0" × 8'6" (2.75 × 2.61)

Conservatory

12'10" × 10'9" (3.93 × 3.28)

Cloakroom

6'2" × 2'6" (1.90 × 0.77)

Landing

Main Bedroom

12'0" (3.67)

En-Suite

8'3" × 5'4" (2.53 × 1.64)

Bedroom Two

14'0" × 8'1" (4.27 × 2.47)

Max

Bedroom Three

11'11" × 6'9" (3.64 × 2.07)

Bedroom Four

9'6" × 8'4" (2.92 × 2.56)

Bathroom

6'11" × 5'6" (2.12 × 1.70)

Integral Garage

16'7" × 8'1" (5.07 × 2.48)

Material Information

Tenure. Freehold.

Services. Electricity, gas, water, drainage, telephone and broadband.

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

PROPERTY DESCRIPTION







PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(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).

