



BROADOAK ROAD

Bridgwater, TA6 4NR

Price £339,950

Tamlyns

PROPERTY DESCRIPTION

Nestled in the charming Broadoak Road of Bridgwater, this modern detached house is a true gem waiting to be discovered. Boasting a delightful setting, this property offers not just a house, but a home where memories are made.

Step inside to find a beautifully presented interior that exudes modern elegance. With two reception rooms, including a cosy sunny conservatory, there's ample space for entertaining guests or simply unwinding after a long day. The modern kitchen is perfect for whipping up culinary delights, while the four double bedrooms, one being an en-suite, provide comfort and privacy for all.

With a new kitchen, bathroom, and shower, as well as new flooring throughout, this home exudes a fresh and modern feel. The integral garage and driveway offer parking for up to three vehicles, ensuring convenience for you and your guests.

Located in a popular area, this property offers a pleasant tucked-away situation, providing a peaceful retreat from the hustle and bustle of everyday life. Whether you're looking for a family home or a place to call your own, this modern detached house ticks all the boxes.

Don't miss out on the opportunity to make this house your home sweet home. Book a viewing today and let the charm of Broadoak Road win you over!

EPC: C

Tax Band: C

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

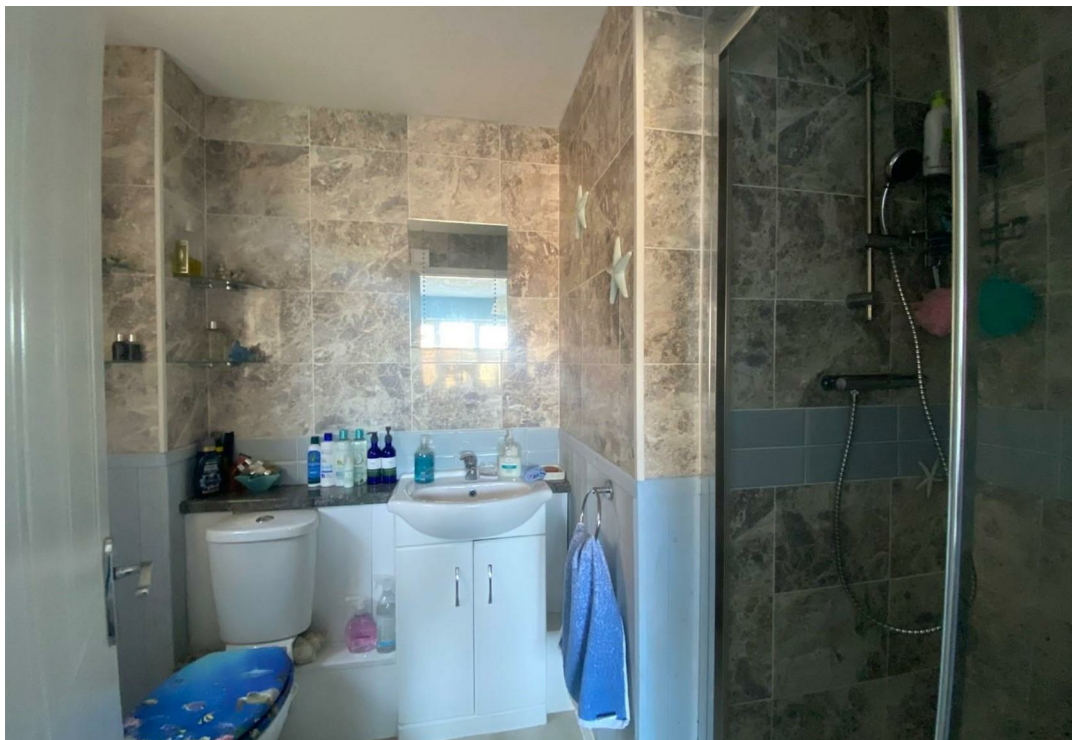
checker.ofcom.org.uk/en-gb/broadband-coverage

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

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

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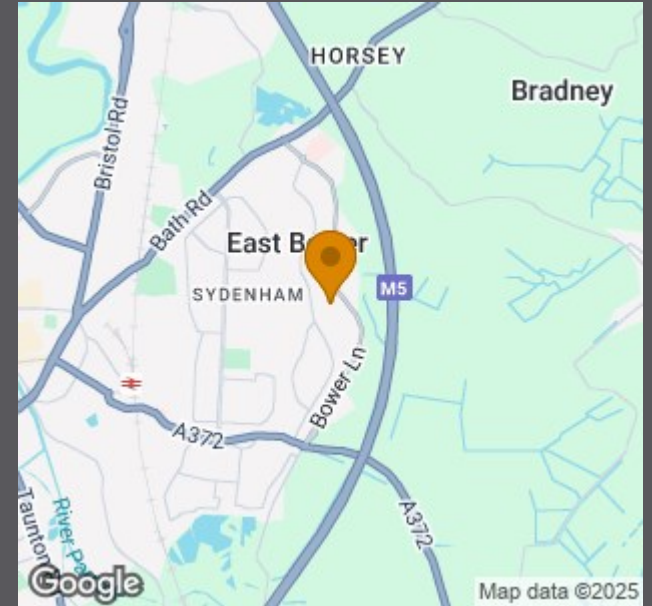






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Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).



Energy Efficiency Rating		
	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>71</p>	<p>83</p>
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		

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