



WEST END

Street, BA16 0LR

Price £259,950

Tamlyns

PROPERTY DESCRIPTION

An attractive, modern link-detached house, enjoying an accessible situation on the outskirts of this popular town, requiring a level of internal refreshment and improvement. EPC C

Situation

Local Authority

Mendip Council Tax Band: D

Tenure: Freehold

EPC Rating:

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

12'0" × 5'11" (3.67 × 1.82)
Including stairs.

Kitchen/Dining Room

15'2" × 11'2" (4.63 × 3.42)

Sitting Room

17'8" × 12'8" (5.39 × 3.88)

Cloakroom

5'11" × 2'9" (1.82 × 0.84)

Landing

Main Bedroom

13'5" × 8'5" (4.11 × 2.58)

En-Suite

8'5" × 3'10" (2.58 × 1.18)

Bedroom Two

11'4" × 11'1" (3.47 × 3.40)

Bedroom Three

9'10" × 5'11" (3.01 × 1.82)

Bathroom

7'10" × 7'7" (2.40 × 2.33)

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

PROPERTY DESCRIPTION







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 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).

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

