



Brimley Grove
Bridgwater, TA6 4WW

Price £260,000

Tamlyns

PROPERTY DESCRIPTION

This is a lovely example of a modern, three storey townhouse providing flexible, family size accommodation, offered for sale in very good order throughout.

Constructed within the last four years, the property forms part of the popular Kingsdown Development, which lies to the north of Bridgwater's town centre and within easy reach of Junction 23 of the M5.

The property provides accommodation arranged over three floors, comprising on the ground floor, an entrance hall, kitchen/dining room, with double doors out into the rear garden, a study/fourth bedroom and cloakroom.

On the first floor, a landing with seating area, provides access to the sitting room, with Juliet balcony and the main bedroom. The main bedroom is served by an en-suite shower-room. Also off the landing are stairs to the second floor, where a second landing leads to two more double bedrooms and a family bathroom.

The property is warmed by mains gas central heating and fitted with UPVC double glazing.

Outside, there are off road parking spaces for two cars and a good size rear garden, which benefits from side access.

EPC B

Local Authority

Somerset Council Tax Band: C

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 Hall

Study/Bedroom Four

9'9 x 8'9 (2.97m x 2.67m)

Max.

Kitchen/Dining Room

13' x 12'9 (3.96m x 3.89m)

Max. Including units. and cupboard.

Cloakroom

First Floor Landing

Sitting Room

13' x 9'2 (3.96m x 2.79m)

Main Bedroom

13' x 9'6 (3.96m x 2.90m)

Max. Including En-Suite.

Second Floor Landing

Bedroom Two

13' x 10'1 (3.96m x 3.07m)

Bedroom Three

12'11 x 9'6 (3.94m x 2.90m)

Max.

Bathroom

6'2 x 5'7 (1.88m x 1.70m)

DRAFT PARTICULARS

Tenure and Charges

Freehold. We are advised that there is a charge of £213.58 per year, towards maintenance of the development.

PLAN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B	84	
(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.

