

SUNNYBANK ROAD

Bridgwater, Somerset, TA6 6JJ

Price Guide £320,000

Tamlyns

PROPERTY DESCRIPTION

A good size semi-detached house, offering considerable potential for redevelopment/enlargement (STCs). No onward chain. EPC C

Situation

Local Authority

Somerset Council Council Tax Band: B 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

Although now lapsed, planning permission has previously been granted for: the erection of a two storey rear extension, detached garage and formation of access for existing dwelling and side extension to form dwelling with linking garage, on site of existing single storey extension, including garage (to be demolished). Planning reference 08/14/00174.

Entrance Hall

 $10'7" \times 6'1" (3.24 \times 1.87)$

Sitting Room

 $18'4" \times 10'7" (5.59 \times 3.25)$ Into recess.

Dining Room

 $10'8" \times 7'10" (3.27 \times 2.39)$

Kitchen/Breakfast Room

 $13'7" \times 8'9" (4.15 \times 2.67)$

Utility Room

 $7'10" \times 6'3" (2.41 \times 1.93)$

Store

 $7'1" \times 6'2" (2.17 \times 1.88)$ Including W/C

Family Room

 $15'2" \times 11'3" (4.63 \times 3.45)$

Garage

 $16'8" \times 8'11" (5.09 \times 2.74)$

Landing

 $9'3" \times 2'11" (2.82 \times 0.90)$

Bedroom One

 $14'11" \times 10'7" (4.57 \times 3.25)$

Bedroom Two

 $15'3" \times 8'9" (4.66 \times 2.69)$

Bedroom Three

9'7" × 7'7" (2.94 × 2.32) Ma×

Bathroom

 $9'2" \times 5'5" (2.81 \times 1.66)$

Material Information

Services. Mains gas, electricity, water and sewerage.

Tenure, Freehold.

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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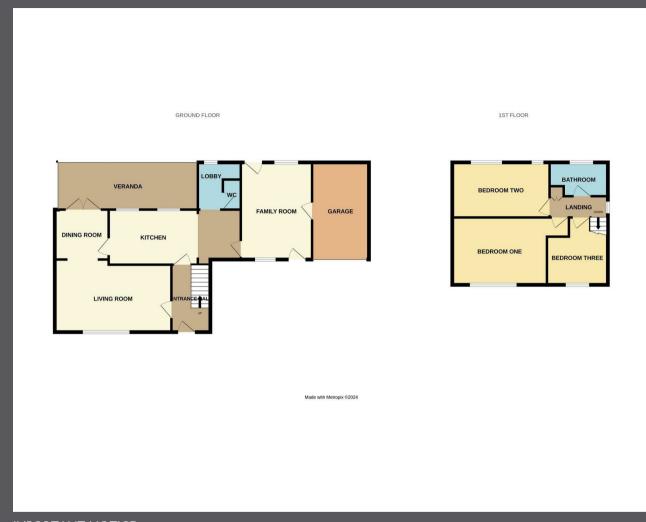








PLAN



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).

