



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

### Local Authority

Somerset Council Council Tax Band: B

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](mailto: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" x 6'1" (3.24 x 1.87)

## Sitting Room

18'4" x 10'7" (5.59 x 3.25)

Into recess.

## Dining Room

10'8" x 7'10" (3.27 x 2.39)

## Kitchen/Breakfast Room

13'7" x 8'9" (4.15 x 2.67)

## Utility Room

7'10" x 6'3" (2.41 x 1.93)

## Store

7'1" x 6'2" (2.17 x 1.88)

Including W/C

## Family Room

15'2" x 11'3" (4.63 x 3.45)

## Garage

16'8" x 8'11" (5.09 x 2.74)

## Landing

9'3" x 2'11" (2.82 x 0.90)

## Bedroom One

14'11" x 10'7" (4.57 x 3.25)

## Bedroom Two

15'3" x 8'9" (4.66 x 2.69)

## Bedroom Three

9'7" x 7'7" (2.94 x 2.32)

Max

## Bathroom

9'2" x 5'5" (2.81 x 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://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](http://flood-map-for-planning.service.gov.uk/location)

## DRAFT PARTICULARS

# PLAN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

