



Malherbie Road
Nether Stowey, TA5 1EP

Price £199,950

Tamlyns

PROPERTY DESCRIPTION

A beautifully presented, nearly new, coach house, with an enclosed garden area and extra fittings, offered to the market without an ongoing chain. EPC B

Local Authority

Sedgemoor Council Tax Band: B

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

Porch

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

Hall

11'2" x 3'4" (3.41 x 1.04)

Sitting/Dining Room

18'3" x 11'1" (5.58 x 3.40)

Kitchen area

8'1" x 7'11" (2.48 x 2.42)

Bedroom

18'4" x 9'0" (5.59 x 2.75)

Bathroom

7'10" x 5'6" (2.39 x 1.69)

Garage

18'5" x 8'3" ex. to 12'6" (5.62 x 2.54 ex. to 3.83)

Material Information

Tenure. Freehold.

Council Tax Band B.

Services. Electricity, water, drainage, gas, telephone and broadband.

There will be an Estate Management charge of approximately £300.00 PA - once the development is completed.

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:

PLAN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	81	
(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	

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.

