



Beech Drive
Bridgwater, TA6 4DU

Price £299,950

Tamlyns

PROPERTY DESCRIPTION

Nestled in the tranquil cul-de-sac of Beech Drive, Bridgwater, this charming detached family home offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families seeking a peaceful retreat while remaining close to local amenities.

Situation

*Three bedroom * Lounge / Dining Room * Kitchen * Family Bathroom * Drive & Garage * Cul-de-sac location.

The local area

Local Authority

Somerset Council Tax Band: D

EPC Rating: D

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

Accommodation - measurements are approximate

Entrance Hall

Lounge / Dining Room

22'3" x 9'10" (6.8 x 3)

Double glazed window to the front, radiator, feature fire place, wall lights. French doors leading out to the rear garden, and door leading to stairs to the first floor.

Kitchen

14'9" x 8'10" (4.5 x 2.7)

Range of wall and base units, sink unit, space & plumbing for washing, space for electric cooker with extractor hood over, space for fridge / freezer, wall mounted boiler, breakfast bar, double glazed window to the rear.

First floor Landing

Double glazed window to side, airing cupboard housing hot water tank,

Bedroom 1

10'5" x 9'1" (3.2 x 2.78)

Double glazed window to front, built in mirror front wardrobes, radiator.

Bedroom 2

9'1" x 8'6" (2.79 x 2.61)

Double glazed window to rear, built in mirror fronted wardrobes, radiator.

Bedroom 3

8'2" x 7'10" (2.49 x 2.4)

Double glazed window to front, radiator.

Bathroom

Obscure double glazed window, panelled bath with electric shower, low level, pedestal wash hand basin, extractor, radiator.

Outside

Front

Parking for 2 cars, side access to rear garden.

Garage

Roller door.

Rear Garden

Enclosed rear garden with a range plants & shrubs, patio area, shed and green house.

Description

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Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The layout of the home ensures a practical flow, making it easy to enjoy family time or host guests. The property also features a well-appointed bathroom, catering to the needs of the household.

The location is particularly appealing, situated in a quiet cul-de-sac that promotes a sense of community and safety. Families will appreciate the nearby parks and schools, making it an excellent choice for those with children.

We highly recommend viewing this delightful property to fully appreciate its charm and potential.

Material Information...

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered or not. Metered
- Gas Central Heating
- Sewerage septic tank or cesspit etc. Please state.
- No flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

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

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.

