



## CHEPSTOW AVENUE

Bridgwater, TA6 6BS

Price **£229,950**

**Tamlyns**

## PROPERTY DESCRIPTION

Situated in the Cul-de-sac Chepstow Avenue, Bridgwater, this three-bedroom family home offers a perfect blend of comfort and practicality with a kitchen / breakfast room, lounge, conservatory, 3 bedrooms and bathroom. Front & rear gardens, drive and garage.

### Situation

\*3 Bedroom Semi Detached House \* Lounge \* Kitchen / Breakfast Room \*  
Conservatory \* Bathroom \* Front & Rear Gardens \* Garage

### 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](mailto:house.sales@tamlyns.co.uk)



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## Accommodation - sizes are approximate

### Porch

Part glazed porch with front door into

### Entrance Hall

Radiator, stairs to first floor, storage cupboard, understairs cupboard, doors to

### Kichen / Breakfast

13'5 × 9'6 (4.09m × 2.90m)

Double glazed window to front, range of wall & base units with worktop over, tiled floor, space & plumbing for dishwasher and washing machine, built in over and hob with extractor over, radiator, space for fridge / freezer.

### Lounge

15'9 × 11'8 (4.80m × 3.56m)

Radiator, wall mounted electric fire, sliding door leading to

### Conservatory

14'5 × 9'7 (4.39m × 2.92m)

Tiled floors, French doors leading out to the rear garden

### First Floor Landing

Double glazed window to the side, storage cupboard, cupboard over the stairs with wall mounted boiler, loft access, doors to

### Bedroom 1

11'2 × 9'6 (3.40m × 2.90m)

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

### Bedroom 2

11'2 × 8'6 (3.40m × 2.59m)

Double glazed window to the rear, radiator, built in wardrobes.

### Bedroom 3

7'2 × 6'9 (2.18m × 2.06m)

Double glazed window to rear.

### Bathroom

6'3 × 5'4 (1.91m × 1.63m)

Obscure double glazed window to side, low level w/c, sink with vanity unit under, panelled bath with shower over, heated towel rail.

### Outside

#### Front Garden.

Laid to chippings, driveway to the side with access to garage.

#### Rear Garden

Enclosed rear garden area of lawn, and a range of plants and shrubs. access door into the garage.

### Garage

Up & over, garage and workshop / potting shed.

### Description

Situated in the Cul-de-sac Chepstow Avenue, Bridgwater, this three-bedroom family home offers a perfect blend of comfort and practicality. As you step inside, you are welcomed by a spacious lounge, ideal for relaxing with family or entertaining friends. The natural light floods the room, creating a warm and inviting atmosphere.

Adjacent to the lounge, you will find a lovely conservatory that extends the living space, providing a serene spot to enjoy the garden views throughout the seasons. This versatile area can serve as a playroom, study, or simply a peaceful retreat to unwind with a good book.

The kitchen is well-appointed, offering ample storage and workspace for

# PROPERTY DESCRIPTION

culinary enthusiasts. It is designed to cater to the needs of a busy family, making meal preparation a breeze.

The property has 3 bedroom & family bathroom and is ideally situated in a friendly neighbourhood, close to local amenities, schools, and parks, making it an excellent choice for families. With its inviting spaces and practical layout, this property is ready to become the perfect family haven.

## Material Information...

Additional information not previously mentioned

- Mains electric, gas and water.
- Water meter.
- 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)







PLAN

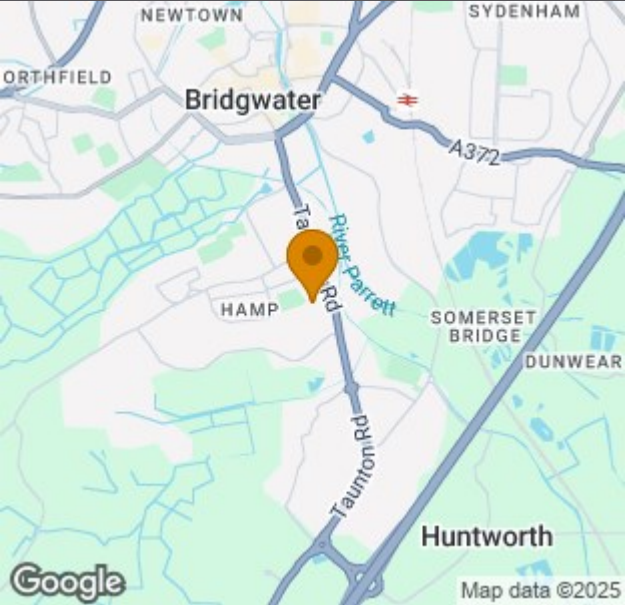


IMPORTANT NOTICE

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.

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).



Energy Efficiency Rating

	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		85	
(81-91) B			
(69-80) C	70		
(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 