



WEST END

Street, BA16 0LR

Price £259,950

Tamlyns

PROPERTY DESCRIPTION

Attractive link detached cottage style modern house situated in a convenient location on the outskirts of the town.

Situation

Entrance hall* cloakroom* lounge* well appointed kitchen/diner* first floor landing* three bedrooms* master en suite shower room* family bathroom* gas central heating* wooden double glazed windows* garage* off street parking for three/four vehicles* enclosed garden to the side and rear.

Local Authority

Mendip Council Council Tax Band: D

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

Accommodation (Measurements are approximate)

Door with obscure double glazed panels to the:

Entrance Hall

Stairs rising to the first floor, understair storage cupboard.

Cloakroom

Comprising close coupled w.c., pedestal wash hand basin, double glazed obscured window to the side.

Lounge

17'7" x 12'7" (5.38 x 3.86)

Double glazed window to the front, double glazed window to the side and double glazed window to the rear. Feature fire surround with gas coal effect fire.

Kitchen/Dining Room

15'1" x 11'3" (4.62 x 3.43)

The kitchen area is fitted with an attractive range of wall and floor units with Granite effect worktops to incorporate one and a half bowl drainer sink unit, integrated double oven with gas hob and extractor hood over, integrated dishwasher and washing machine. Integrated fridge/freezer. Double glazed window to the rear and double glazed French doors opening to the rear garden.

First Floor Landing

Access to roof space. Double glazed window to the front. Built in wardrobe/storage cupboard.

Master Bedroom

13'5" x 8'5" (4.09 x 2.57)

Double glazed window to the front and door to the:

En Suite Shower Room

White suite comprising shower enclosure, close coupled w.c. and pedestal wash hand basin, double glazed obscured window to the rear, heated towel rail and ceiling downlighters.

Bedroom 2

11'3" x 11'1" (3.45 x 3.4)

Double glazed window to the rear and built in wardrobes.

Bedroom 3/Dressing Room

9'10" x 5'10" maximum (3.00 x 1.80 maximum)

Wall length wardrobes, built in drawers.

Bathroom

7'10" x 7'8" (2.39 x 2.34)

Fitted with a white suite comprising panelled bath with mixer tap and shower attachment and screen, pedestal wash hand basin and close coupled w.c. Double glazed obscured window to the rear and cupboard housing the gas boiler supplying domestic hot water and radiators. Heated towel rail.

Outside

To the front of the property is an access gate with pathway to the front door.

To the side of the property is shared access gate leading to the rear of the property where a further gate gives access to the:

Rear Garden

Laid for ease of maintenance. Further area to the side of the property laid to lawn with garden shed.

Located a short distance to the right hand side of the property is a shared parking area for the two adjoining properties No.142 having the left hand side of the driveway offering off street parking for three/four vehicles which in turn leads to the:

PROPERTY DESCRIPTION

Garage

18'9" x 9'1" (5.74 x 2.77)

With up and over door, light and power.

Description

This modern link detached house is situated in a convenient location close to local amenities.

The property briefly comprises entrance hall with cloakroom, good sized lounge running from front to back with windows to the front, back and side affording a good deal of natural light, well appointed kitchen/dining room and to the first floor there are three bedrooms with the master having an en suite shower room and a family bathroom.

The property benefits from having a garage located a short distance away with off street parking for three/four vehicles and has an enclosed garden which is mainly to the left hand side of the property but also a low maintenance garden directly to the rear.

An early application to view is strongly recommended by the vendors selling agents.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Gas central heating
- 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.

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		89
(81-91) B	77	
(69-80) C		
(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	



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