



Sandpiper Road  
Blakespool, Bridgwater, TA6 5QU

Price £220,000

**Tamlyns**



## PROPERTY DESCRIPTION

A very presented 2 bedroom house situated in a popular location within Bridgwater, The property briefly comprises of Lounge Kitchen, 2 bedroom and bathroom, outside there is an enclosed rear garden drive and garage to the side, further benefits are gas central heating and double glazing.

### Situation

First time buyer or Investment Opportunity  
2 Bedroom House  
Garage and Enclosed Gardens  
No Onward Chain

### The local area

### Local Authority

Somerset Council Tax Band: B

EPC Rating: E

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

## Accommodation (Measurements are approximate)

### Lounge

10'27 x 13'40 (3.05m x 3.96m)

Double glazed bay window to front, feature fireplace, laminate flooring, archway to:

### Kitchen/Diner

13'39 x 9'33 (3.96m x 2.74m)

Range of wall and base units over worktop, space for electric cooker and electric extractor over, contrasting tiling, stainless steel single drainer sink unit with mixer tap, space for fridge, plumbing 4 washing machine, double glazed window to rear, strip lighting, under stairs cupboard, electric wall mounted heater.

Dining area: Laminate flooring throughout ground floor, double glazed window to rear, half double glazed door to rear.

### First Floor Landing

Double glazed window to side, wall mounted electric heater, airing cupboard with shelving.

### Bedroom 1

13'33 x 9'53 (3.96m x 2.74m)

Dual aspect double glazed window to front, glass fronted wardrobe, wall mounted electric heater.

### Bedroom 2

9'36 x 6'75 (2.74m x 1.83m)

Double glazed window to rear, built in wardrobe, electric wall mounted heater.

### Bathroom

White suite comprising low level WC, pedestal wash hand basin with mixer tap, paneled bath with electric shower over, obscured double glazed window to rear, hand towel rail, fully tiled.

### Outside

### Rear Garden

Paved patio area, low level wall to lawned area, enclosed by panel fencing and conifers, water butt, half double glazed door to:

### Garage

With up and over door, power and lighting. Double glazed window and door to rear of garage

### Material Information...

Additional information not previously mentioned

- Mains electric.
- Water metered .
- Electric Heating.
- Mains Sewerage.
- 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](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)

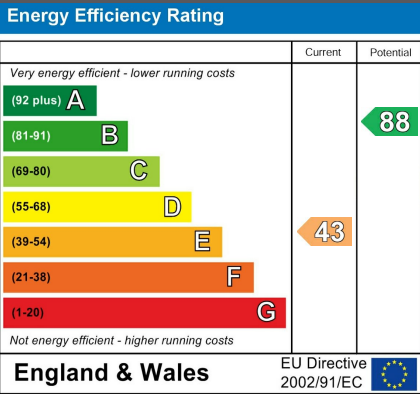
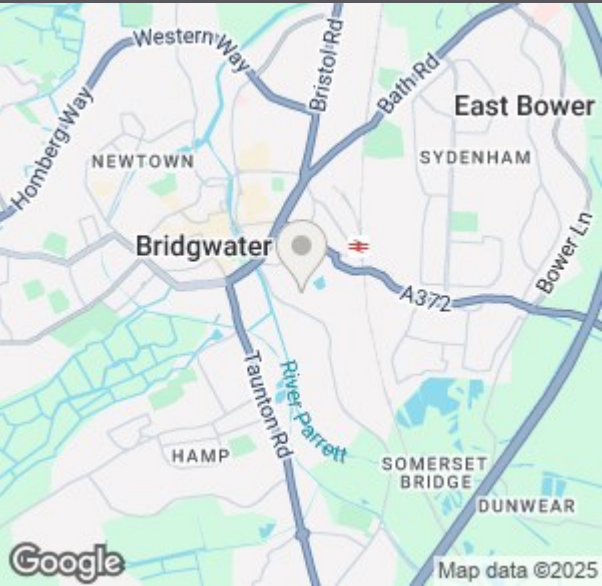
Flood Information:

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

PLAN



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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.

