



## HAWTHORN CLOSE

Bridgwater, TA6 4EE

Price £219,950

**Tamlyns**



## PROPERTY DESCRIPTION

A well presented family home situated in a popular location within Bridgwater, briefly comprising of entrance hall, lounge, dining room, Kitchen and to the first 3 bedrooms and a family bathroom.

Outside there are front and rear gardens along with garage and off street parking.

### Situation

\*3 Bedroom Detached House \* Lounge \* Dining Room \* Kitchen \* Family Bathroom, Front & Rear Gardens \* Garage & Off Street Parking \* No Onward Chain.

### Local Authority

Somerset Council Tax Band: B

Tenure: Freehold

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



# PROPERTY DESCRIPTION

## Description

A well presented family home situated in a popular location within Bridgwater, closes to schools, hospital and local amenities. The property briefly comprising of entrance hall, lounge, dining room, Kitchen and to the first 3 bedrooms and a family bathroom.

Outside there are front and rear gardens along with garage and off street parking.

## Accommodation

All sizes are approximate

### Entrance Hall

Front door leading into entrance hall with stairs to the first floor and door into:

### Lounge

12'9 × 11'2 (3.89m × 3.40m)

Double glazed window to the front over looking the garden.

### Dining Room

9'10 × 7'8 (3.00m × 2.34m)

Double glazed, wall mounted night storage heater, understairs cupboard, archway leading into:

### Kitchen

12'0 × 7'9 (3.66m × 2.36m)

Range of wall & base units with roll top work surface over, ceramic hob with extractor hood over, built in oven, space for fridge / freezer, plumbing & space for dishwasher and washing machine, door to the side leading to the outside.

## First Floor

### Landing

Loft access, airing cupboard housing hot water tank and door to:

### Bedroom One

12'10 × 9'1 (3.91m × 2.77m)

Double glazed window, night storage heaters, built in over stairs cupboard and wardrobes.

### Bedroom Two

9'9 × 8'1 (2.97m × 2.46m)

Double glazed window, wall mounted storage heater.

### Bedroom Three

10'6 × 6'0 (3.20m × 1.83m)

Wall mouthed night storage heater, double glazed window.

### Family Bathroom

Obscure double glazed window, bath with shower over, pedestal wash had basin, low level w/c.

## Outside

### Front Garden

Mainly laid to chippings with side access to the rear garden.

### Rear Garden

Enclosed rear garden laid to patio with a range of plants & shrubs, rear access and access door to the garage.

### Garage

16 × 8 (4.88m × 2.44m)

Up & over door with light & power with 1 parking space in front.

### Material Information...

Additional information not previously mentioned

- Mains electric.
- Water metered.

## PROPERTY DESCRIPTION

- Electric Heating.
- Mains Sewage.
- 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)

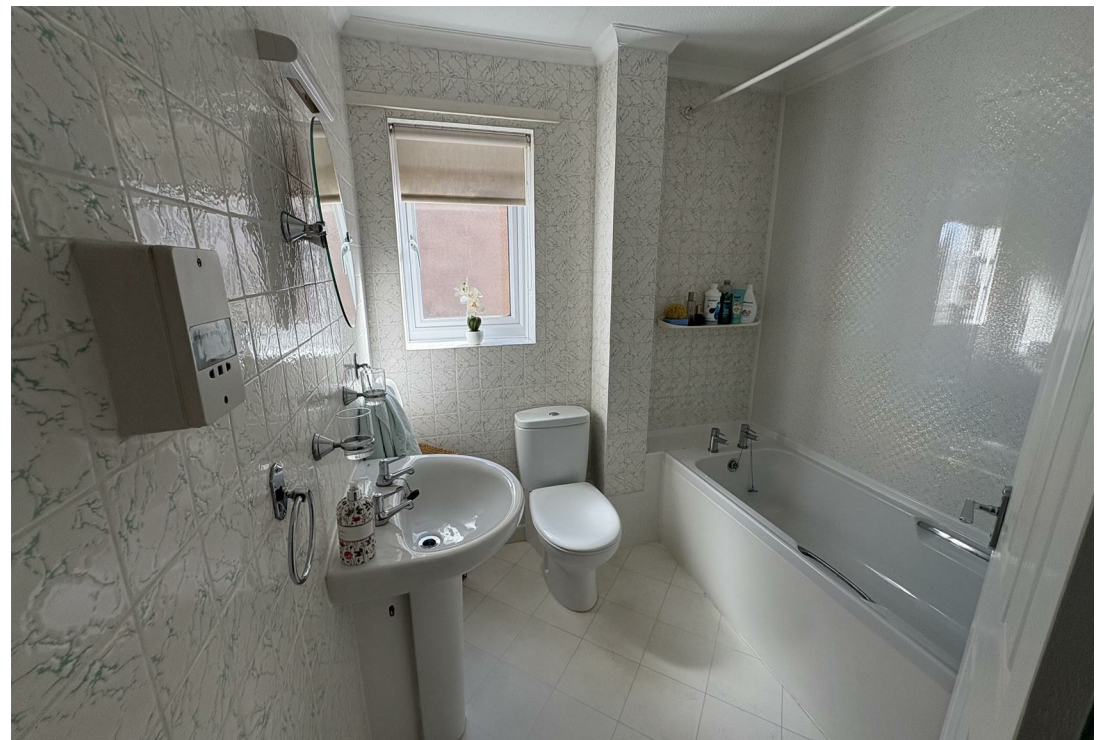
Flood Information:

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







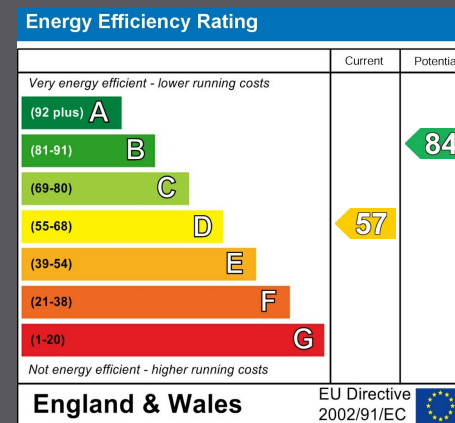
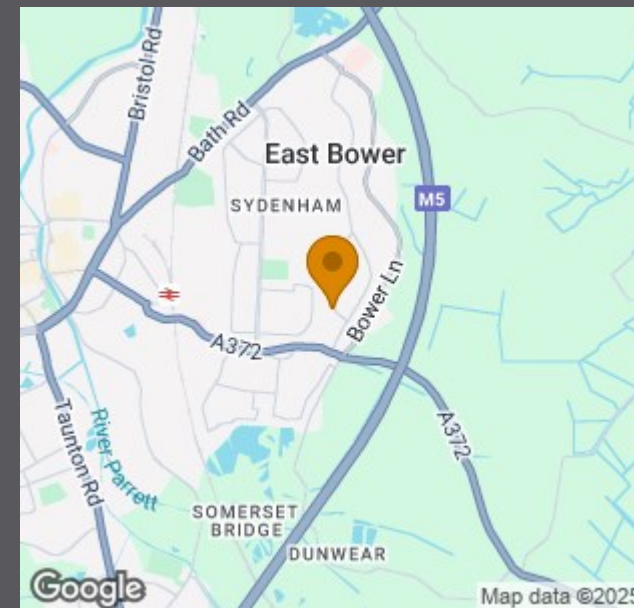








# PLAN



## 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).

# Tamlyns

