



Laburnum Close  
Bridgwater, TA6 4EN

Price £160,000

**Tamlyns**



## PROPERTY DESCRIPTION

One bedroom end of terrace bungalow in need of modernisation situated on the Bower Manor estate of Bridgwater.

Briefly comprising of entrance hall, lounge, kitchen, bedroom and bathroom.

Outside there front, rear and side gardens along with a garage in a block.

### Situation

\* One bedroom bungalow \* Lounge \* Kitchen \* Bathroom \* Front, rear and side Gardens \* Garage in a block \* In need of modernisation \* No onward chain.

### The local area

### Local Authority

Somerset Council Tax Band: A

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)



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## Accommodation

All measurements are approximate.

### Entrance hall

Front door leading into entrance hall, cupboard housing electric fuse board, door leading into:

### Lounge

13'9 x 11'5 (4.19m x 3.48m )

Double glazed window to front , wall mounted electric heater, door into the inner hall, sliding door into

### Kitchen

11'9 x 6'11 (3.58m x 2.11m)

Range of wall and base units with roll top work surface over, space for electric cooker, space & plumbing for washing machine, space for fridge / freezer, obscure double glazed window to rear and door leading to rear garden.

### Inner Hall

loft access, airing cupboard housing hot water tank, doors to

### Bedroom

11'3 x 9'9 (3.43m x 2.97m)

Double glazed window to rear, wall mounted electric heater.

### Bathroom

6'4 x 5'4 (1.93m x 1.63m)

Obscure double glazed window to the side, low level w/c and pedestal wash hand basin.

## Outside

## Front Garden

Mainly laid to lawn, with a range of mature trees to the side, pathway leading to the front door.

## Rear Garden

Enclosed rear garden with gate leading to pathway with access to the garage

## Garage

Garage located in a block

## Material Information...

Additional information not previously mentioned

- Mains electric and water.
- Water metered.
- Electric Wall Heaters
- Mains Sewerage.

No Flooding in the last 5 years or not.

- 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:

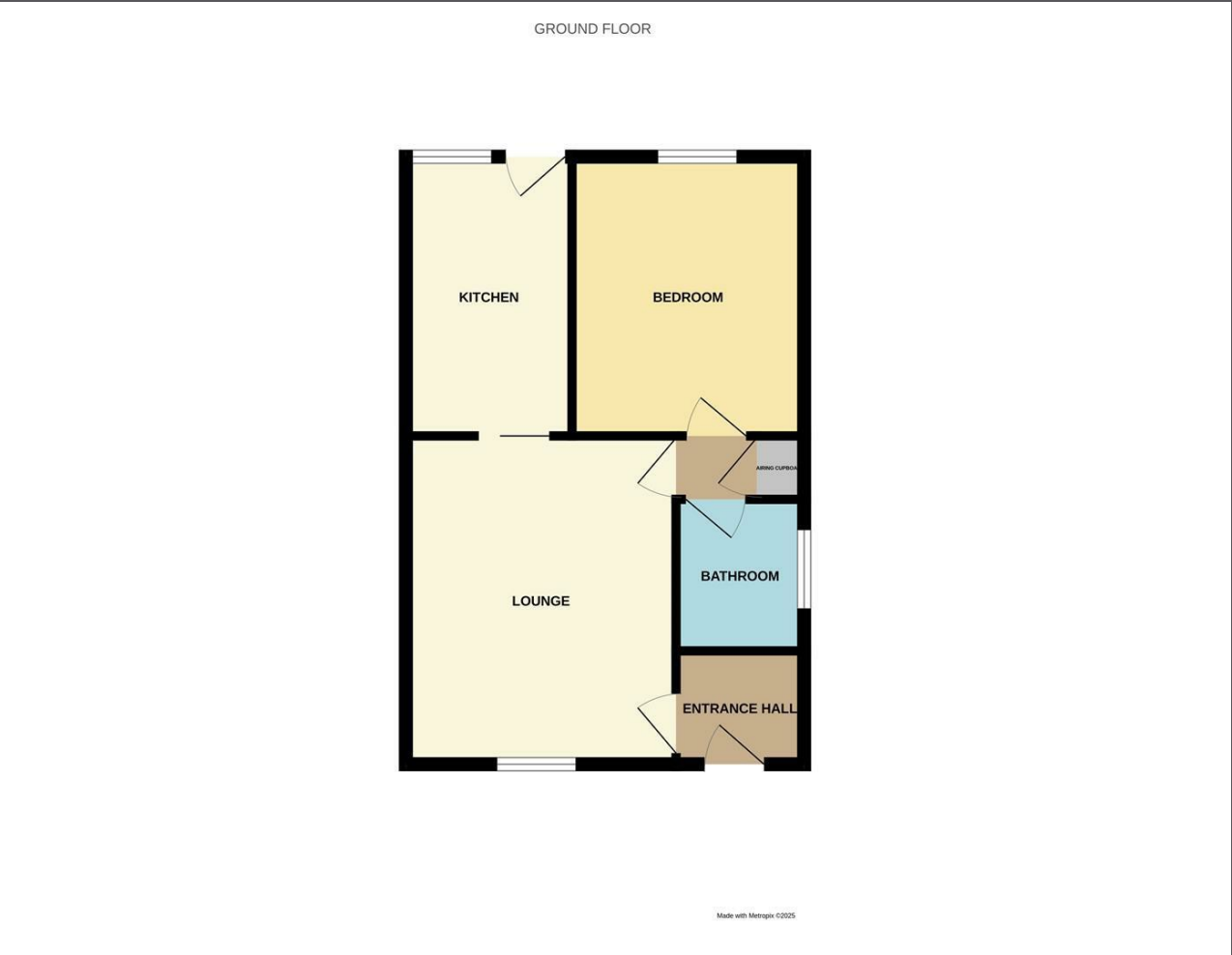
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[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



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.

