



DUNCOMBE CLOSE

Bridgwater, TA6 4UT

Price £330,000

Tamlyns

PROPERTY DESCRIPTION

Entrance hall* cloakroom* lounge* kitchen/breakfast room* conservatory* four bedrooms* bathroom* garage and gardens.

Situation

Detached House situated in a quiet cul-de-sac on the popular Bower Manor Estate, offered with NO ONWARD CHAIN, 4 bedrooms family home offering versatile accommodation, briefly comprising downstairs w/c, entrance hallway, lounge, kitchen/breakfast room, conservatory, 4 bedrooms & family bathroom.

Local Authority

Somerset Council Council Tax Band: C

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



PROPERTY DESCRIPTION

Accommodation

All measurements are approximate.

Hallway

Double glazed front door into entrance hallway with stairs rising to first floor, under stairs storage, door to:

Downstairs WC

Obscure double glazed window to rear, low level Wc, vanity sink unit with storage under, radiator.

Lounge

18'4 × 11 (5.59m × 3.35m)

Dual aspect Georgian style double glazed windows to front, radiator, feature fireplace with gas wood effect fire

Kitchen/Breakfast Room

18'4 × 84 (5.59m × 25.60m)

Range of cream wall and base units with contracsting roll edge work top, space for electric cooker and extractor over, space and plumbing for washing machine and dishwasher, strip lighting, tiling to compliment, stainless steel single drainer sink unit with mixer tap, breakfast bar, radiator, Georgain style window to rear, Georgian style half glazed door to rear, space for free standing fridge/freezer: Dining area gives access via double glazed doors to:

Conservatory

15'3 × 9'9 (4.65m × 2.97m)

Hexagon shaped with ceiling fan, fitted blinds, radiator, doors giving access to garden

First Floor Landing

Dog leg stairs leading to spacious landing, Georgian style double glazed window to side, loft access, smoke alarm, airing cupboard with Worcester boiler and shelving

Bedroom 1

11'2 × 10'2 (3.40m × 3.10m)

Georgian style bay window to front, radiator, ceiling fan.

Bedroom 2

11'1 × 7'9 (3.38m × 2.36m)

Georgian style double glazed window to front, radiator

Bedroom 3

8'8 × 7'8 (2.64m × 2.34m)

Georgian Style double glazed window to rear, radiator

Bedroom 4

8'8 × 6'9 (2.64m × 2.06m)

Georgian style double glazed window to rear, measurement does not include depth of fitted wardrobe which has sliding doors and shelving, radiator

Family Bathroom

White suite comprising of paneled bath with electric shower over, obscured double glazed window to side, low level WC, pedestal wash hand basin, fully tiled, shaver point, wall mounted cupboard, radiator.

Outside

Front Garden

Graveled for ease of maintenance, tarmac driveway with parking leading to garage

Rear Garden

Beautifully presented low maintenance garden, with sectioned seating areas, there is a greenhouse and a summer house, and an undercover seating area, the garden is enclosed by panel fencing, there is a gate giving access to the front of the property. outside tap.

PROPERTY DESCRIPTION

Garage

Detached garage, with power and lighting, up and over door, with door from rear garden

Material Information...

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered and 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

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

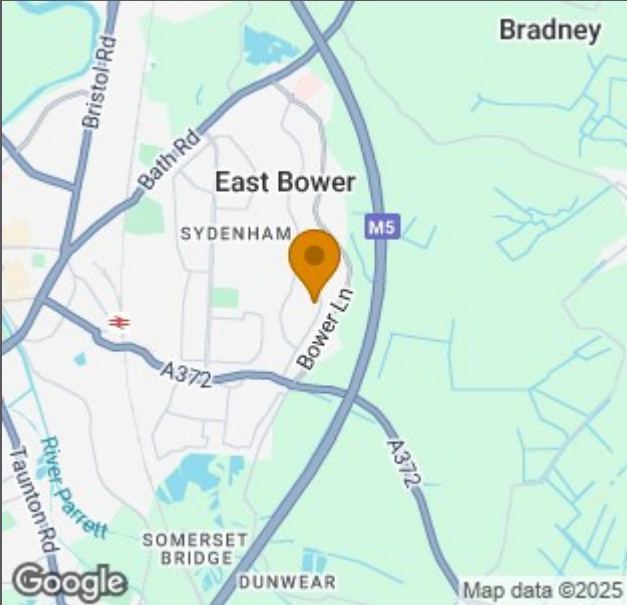
flood-map-for-planning.service.gov.uk/location







PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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).

