



Purley Drive
Bridgwater, Somerset, TA6 4UN

Price £219,950

Tamlyns

PROPERTY DESCRIPTION

A Semi Detached two double bedroom property, being sold with no onward chain, garage and parking, double glazing and central heating. Lounge, kitchen, breakfast room and enclosed rear garden

Local Authority

Sedgemoor District Council Council Tax Band: B

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

All measurements are approximate.

Hallway

Double glazed door into hallway with stairs rising to first floor, smoke alarm and door to

Lounge

13'2 x 10'3 (4.01m x 3.12m)

Double glazed window to front, radiator, measurement does not include under stairs recesses

Kitchen

13'5 x 9'2 (4.09m x 2.79m)

Range of wall and base units with contrasting roll edge work top, space and plumbing for dishwasher and washing machine, tiling to compliment, space for electric cooker with extractor over, stainless steel single drainer sink unit with mixer tap, space for free standing fridge/freezer, double glazed window to and door to:

Garden/Breakfast room

13'8 x 8'9 (4.17m x 2.67m)

Dual aspect double glazed windows to rear garden, double glazed door, radiator, door giving access to:

First Floor

Obscure double glazed window to side, airing cupboard with shelving, loft access

Bedroom 1

13'4 x 9'6 (4.06m x 2.90m)

Dual aspect double glazed, radiator, built in wardrobe, ceiling fan, over stairs storage cupboard

Bedroom 2

8'1 x 7'1 (2.46m x 2.16m)

Double glazed window to rear, radiator, built in wardrobe

Bathroom

6'3 x 6'2 (1.91m x 1.88m)

Obscured double glazed window to rear, panel bath with electric shower over, pedestal wash hand basin, low level WC, tiled flooring and heated towel rail, full tiled

Outside

Front Garden

Gravelled low maintenance garden with pathway leading to front door, parking in front of garage, further gravelled area for parking

Rear Garden

Enclosed by panel fencing and brick wall, patio area, raised flower beds

Garage

Window to rear, power and lighting, up and over door

Material Information...

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered or not. Must state.
- Gas central heating
- 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



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.

