



## STOCKMOOR CLOSE

Bridgwater, TA6 6LT

Price £199,950

**Tamlyns**



## PROPERTY DESCRIPTION

Two bedroom mid terrace house being sold with the benefit of no onward chain and located in a cul-de-sac location off the Taunton Road.

The property briefly comprises of entrance hall, lounge, kitchen / diner room and to the first floor 2 bedrooms and bathroom.

Outside there are front & rear gardens and a garage in a block.

### Situation

\*2 Bedroom Terrace House \*Lounge \*Kitchen / Diner \*Bathroom \*Front & Rear Gardens \*Garage \*No Onward Chain \*Cul-de-Sac Location.

### Local Authority

Somerset Council Tax Band: A

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)



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## Accommodation

All sizes are approximate.

### Entrance Hall

Front door into entrance hall, wall mounted wall heater, stairs to first floor, door into :-

### Lounge

13'6 × 10'7 (4.11m × 3.23m)

Double glazed window to front, wall mounted heater, understairs cupboard, sliding door into:-

### Kitchen / Diner

13'9 × 7'8 (4.19m × 2.34m)

Range of wall & base units with worktop over, space for electric cooker, space and plumbing for washing machine, double glazed window to rear, wall mounted heater, double glazed French doors leading out to rear garden.

### First First Landing

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

### Master Bedroom

13'9 × 10'5 (4.19m × 3.18m)

Double glazed window to front, over stairs storage cupboard, wall mounted heater.

### Bedroom 2

8'5 × 7'6 (2.57m × 2.29m)

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

### Bathroom

5'9 × 5'4 (1.75m × 1.63m)

Obscure double glazed window to the rear, wall mounted heater, low level w/c, pedestal wash hand basin, panelled bath with electric shower over.

## Outside

### Front Garden

Mainly laid to lawn , pathway leading to front door.

### Rear Garden

Enclose rear garden, mainly laid to patio, with a range of plants & shrubs, rear access gate.

### Garage

In a block with up & over door.

## Material Information...

Additional information not previously mentioned

- Mains electric & mains water.
- Water metered.
- Heating electric room heating.
- Mains sewage.
- No flooding 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)

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[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)







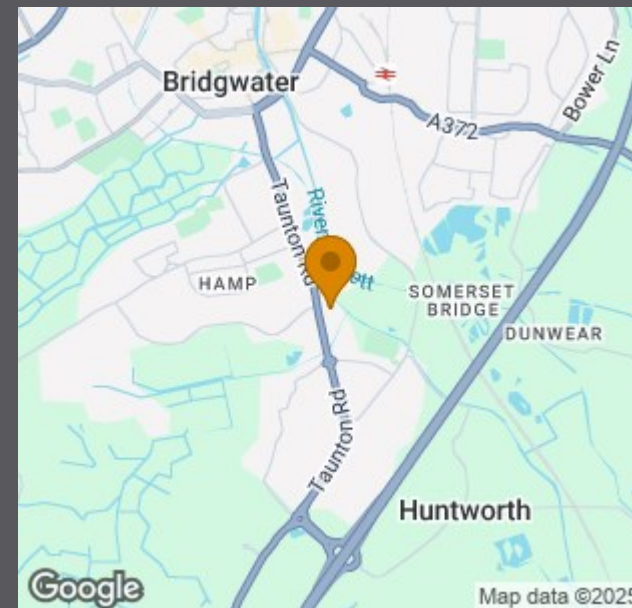
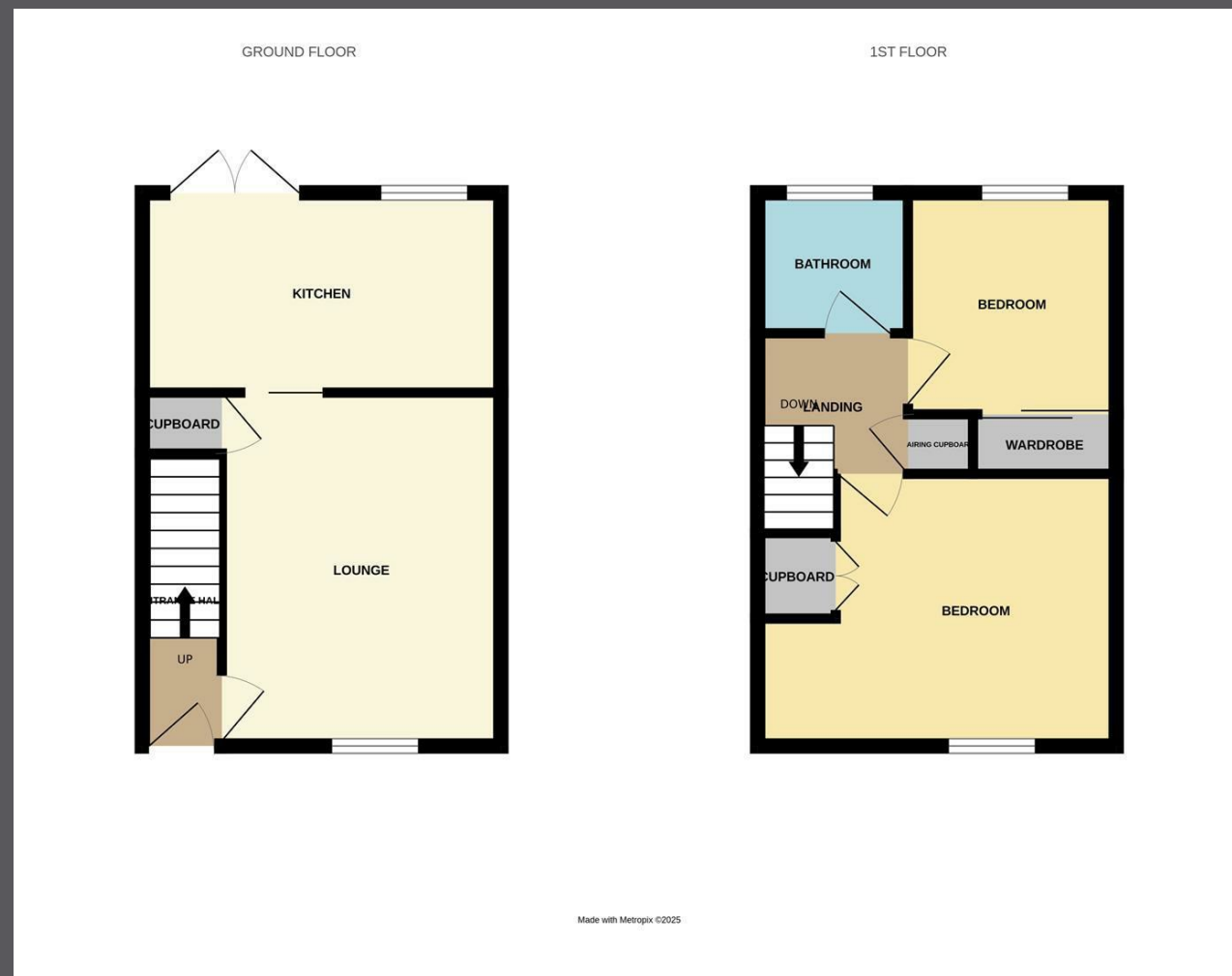








# PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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).

