



HOLFORD ROAD

Bridgwater, TA6 7PA

Price £348,500

Tamlyns

PROPERTY DESCRIPTION

Very well presented 3 bedroom bungalow, situated in a sort after area of Bridgwater.

The plot itself is larger than average and consists of a bungalow with 3 bedroom (bedroom 3 currently used as a dining room) , kitchen, lounge, shower room and separate w/c, outside there are front, side and a larger than average rear garden, garage and off street parking for multiple vehicles.

Viewing is highly recommended.

Situation

* 3 Bedroom Bungalow * Lounge * Kitchen * Shower Room * Separate W/C * Garage & off street parking * Viewing Highly Recommended * Larger Than Average Plot.

Local Authority

Somerset. 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 size are approximate

Entrance Hall

Front door leading into entrance hall, with loft access, storage cupboard with shelving and housing wall mounted boiler, radiator, doors leading to

Kitchen

11'11" x 8'3" (3.64 x 2.54)

Range of wall & base units with rolltop work surface over, space for fridge / freezer, space & plumbing for washing machine, double glazed window to side and door leading out to the rear garden.

Lounge

21'6 x 12'10 (6.55m x 3.91m)

Double glazed box bay window to the side, radiator.

Dining Room / Bedroom 3

16'0 x 9'1 (4.88m x 2.77m)

Double glazed patio doors leading out to the rear garden, radiator.

Master Bedroom

12'10 x 9'11 (3.91m x 3.02m)

Double glazed window to side, radiator.

Bedroom 2

9'5 x 7'4 (2.87m x 2.24m)

Double glazed window to side, radiator.

Shower Room

Refitted with shower cubicle, sink with vanity unit under, heated towel, obscure double glazed window to the side.

W/C

Obscure double glazed window to the side, low level w/c.

Outside

Front Garden

Mainly laid to lawn with mature trees.

Rear Garden

Enclosed rear garden mainly laid to lawn with a patio area, rear access to the garage, access to car port, shed with light.

Garage

Electric door, light & power.

Off Street Parking

Off street parking for multi vehicles proving by car port and hard standing.

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Material Information...

Additional information not previously mentioned

- Mains electric, gas and water.
- Water metered.
- Gas Central Heating
- Mains Sewage
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

PROPERTY DESCRIPTION

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:

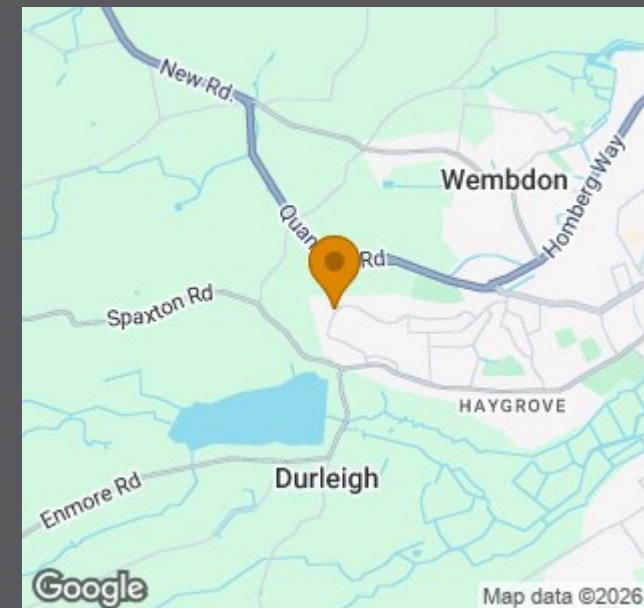
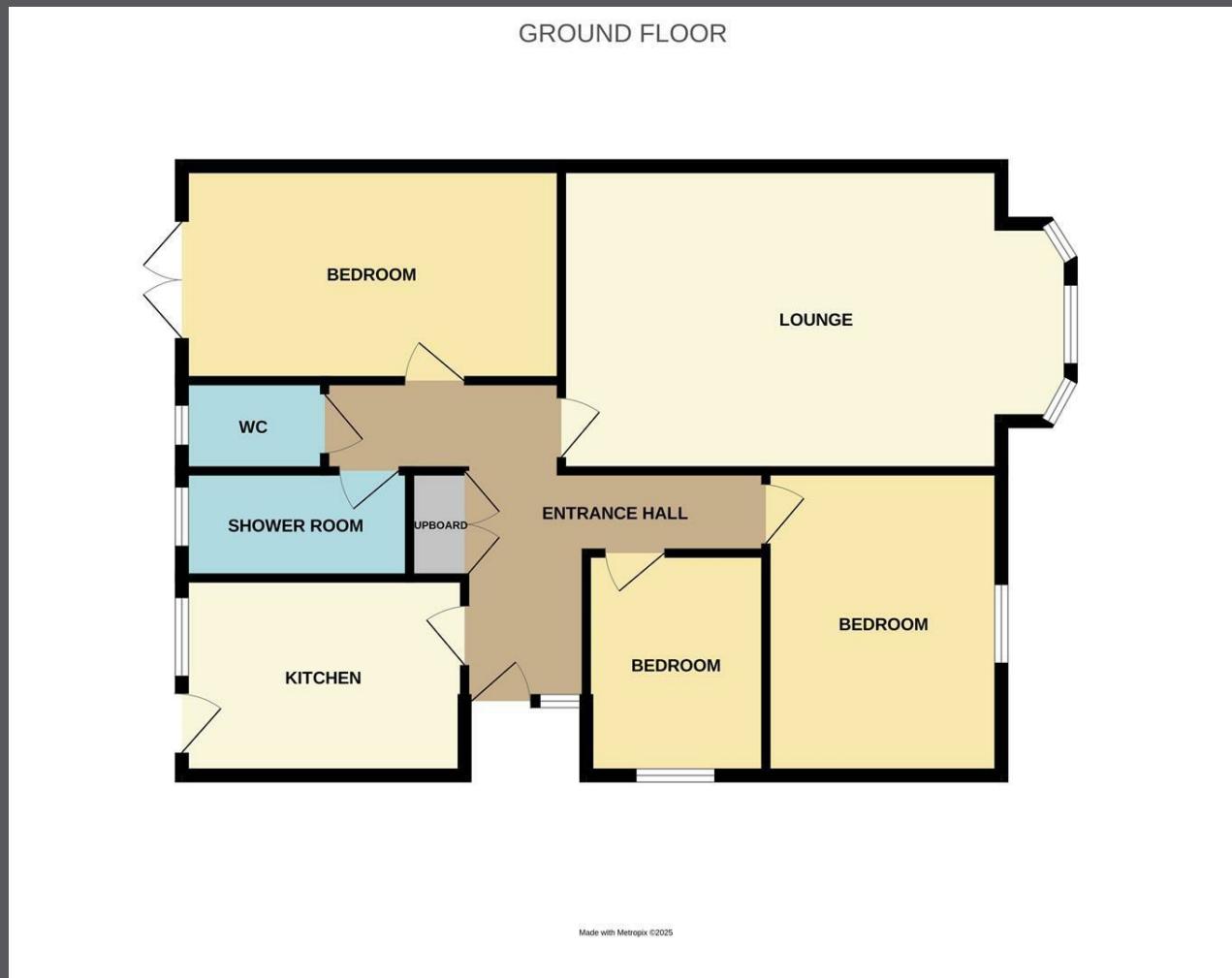
flood-map-for-planning.service.gov.uk/location







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.

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).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(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	

Tamlyns

