



CELANDINE WAY

Willstock Village, Bridgwater, TA5 2FD

Price £230,000

Tamlyns

PROPERTY DESCRIPTION

Very well presented 3 bedroom family home situated on the Willstock estate south of the market town of Bridgwater.

The property comprises of entrance hall, cloakroom, lounge, kitchen / dining room and to the first floor, Master bedroom with en-suite, 2 further bedrooms and family bathroom.

Outside there is an enclosed rear garden along with off street parking to the side.

Viewing is highly recommended.

Situation

* Semi detached family home * 3 Bedroom * Master with En-suite * Family Bathroom
* Lounge * Kitchen / Dining Room * Cloakroom * Enclosed Rear Garden * Off Street
Parking * Viewing Recommended.

Local Authority

Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: B

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 sizes are approximate.

Entrance Hall

Front door into entrance hall

Cloakroom

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

Lounge

14'4" × 12'2" (4.37 × 3.72)

Double glazed window to the front, radiator, understairs storage cupboard.

Kitchen / Dining Room

15'3" × 8'11" (4.65 × 2.72)

Range of wall and base units with built in oven & hob with extractor hood over, space for fridge / freezer, space & plumbing for washing machine, space & plumbing for dishwasher, double glazed window and patio doors to the rear garden.

First Floor Landing

Loft access, door leading to

Master Bedroom

11'10" × 9'6" (3.63 × 2.91)

Double glazed window to the front, radiator, storage cupboard, doors to

En-Suite

6'3" × 5'3" (1.92 × 1.61)

Obscure double glazed window to the front, low level w/c pedestal wash hand basin, corner shower cubicle, extractor fan.

Bedroom 2

8'9" × 7'6" (2.68 × 2.31)

Double glazed window to rear, radiator.

Bedroom 3

7'6" × 6'3" (2.31 × 1.93)

Double glazed window to rear, radiator.

Family Bathroom

5'10" × 5'6" (1.80 × 1.70)

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

Outside

Rear Garden

Enclosed by fencing, area of decking, lawn area, garden shed, side gate.

Off Street Parking

2 × parking spaces to the side.

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Material Information...

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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.

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:

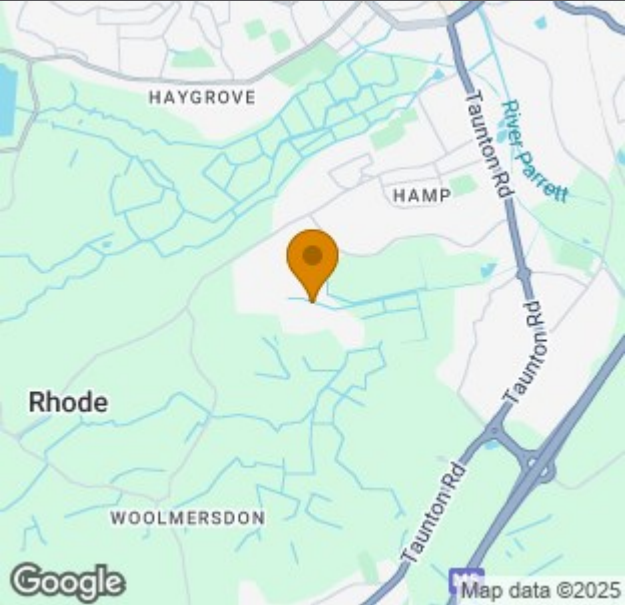
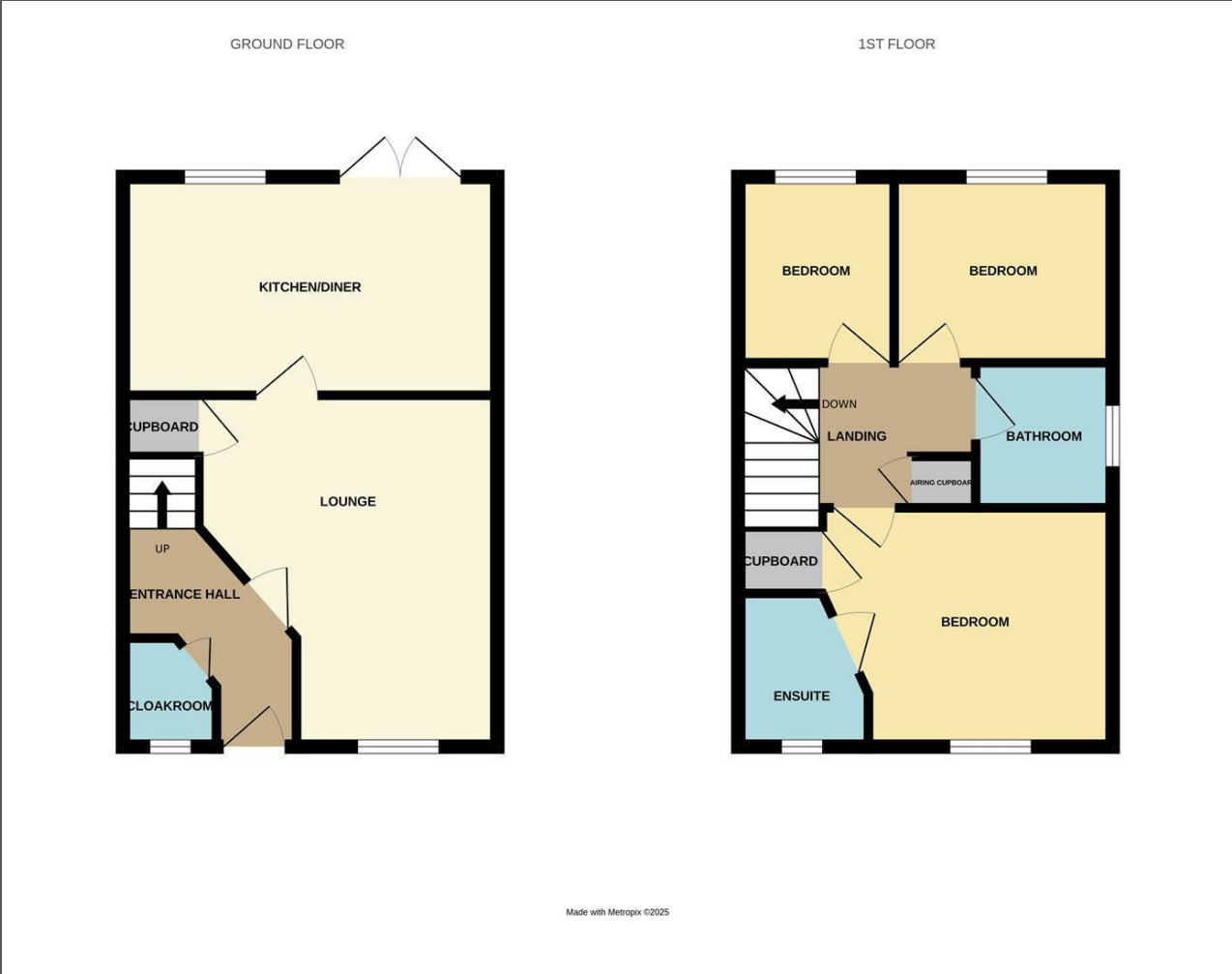
flood-map-for-planning.service.gov.uk/location







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		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

