



CHAMBERLIN AVENUE

Bridgwater, TA6 4QL

Price £219,950

Tamlyns

PROPERTY DESCRIPTION

The 3 bedroom family home briefly comprising of lounge, kitchen, dining area, 3 bedrooms and family bathroom.

Outside there are front & rear gardens and off street parking.

Viewing recommended.

Situation

Family Home*3 Bedrooms*Family Bathroom*lounge*Kitchen/Dining Room*Ample storage shed*Off road parking*Generous enclosed rear garden

Local Authority

Somerset council Council Tax Band: A

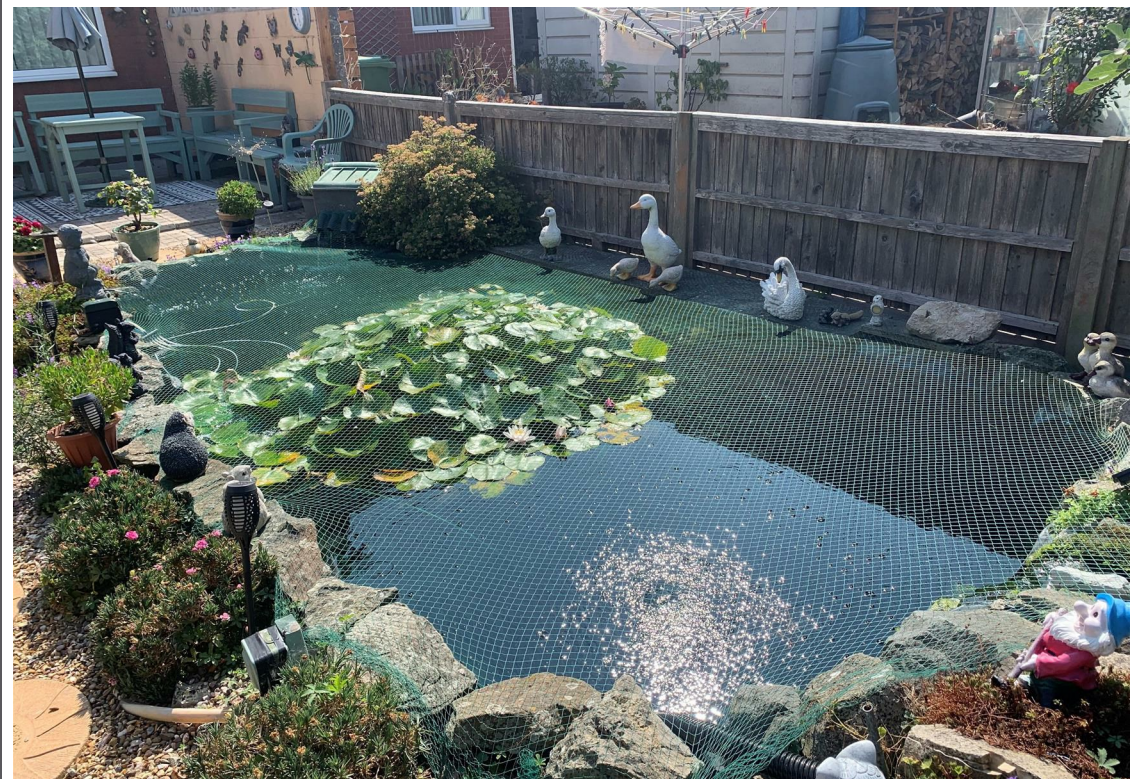
Tenure: Freehold

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

Description Important Information

This property has a PRC Certificate for all work carried out so this property is no longer classed as non-traditional housing

Typical Construction Work:

PRC Repairs:

This involves removing and replacing the original PRC exterior walls with traditional cavity walls.

Roof Refurbishment:

Many Cornish Units have had their roofs updated to more modern solutions.

Internal Refurbishment:

This may include plaster boarding, plaster skimming, and refitting fixtures and fittings like doors, windows, and skirting boards.

External Improvements:

Some owners have added a second skin of brick around the outside to create insulated cavity wall

Accommodation

All measurements are approximate

Entrance Hall

Double glazed front door into hallway with stairs leading to first floor, under stairs cupboard, radiator

Lounge

15'4 × 10'4 (4.67m × 3.15m)

Double glazed window to front, radiator, tiled fireplace with gas fire, sliding door to

Dining Area

10'3 × 8'7 (3.12m × 2.62m)

Double glazed window to rear overlooking the garden, ceiling fan, radiator, through to:

Kitchen

11'2 × 9'9 (3.40m × 2.97m)

Range of wall and base units with roll edge worktops, one and a half bowl sink unit with mixer tap, double glazed window to rear, space for free standing gas cooker, enclosed wall mounted central heating boiler, tiling to compliment, walk in larder cupboard and further storage cupboard, door to:

Utility Area

13'3 × 4'6 (4.04m × 1.37m)

Usual storage area which has plumbing for a washing machine and space for a free standing freezer and tumble dryer, there is a double glazed door giving access to the side passageway and a further double glazed door giving access to the garden.

Downstairs WC

Low level WC, window

Concrete shed

Giving ample storage space, power and lighting

Landing

Double glazed window to side, radiator, loft access

Bedroom 1

13'3 × 9'3 (4.04m × 2.82m)

Double glazed window to rear overlooking the garden, built in cupboard for storage, radiator

Bedroom 2

10'7 × 10'4 (3.23m × 3.15m)

Double glazed window to front, radiator

PROPERTY DESCRIPTION

Bedroom 3

11'7 x 8'2 (3.53m x 2.49m)

Double glazed window to front, storage cupboard over stairs, this room is L shaped and the measurement includes the depth of the cupboard

Family Bathroom

6'8 x 6 (2.03m x 1.83m)

Obscured double glazed window to rear. A double walk in shower with glass doors, low level WC, pedestal wash hand basin, radiator, tiling to compliment, please not measurement includes the depth of the shower.

Front garden/Parking

To the front there is off street parking, and a side pathway giving access to the rear.

Outside

Rear Garden

Enclosed by panel fencing, there is a patio area outside the utility door, there is a graveled pathway with stepping stones leading to a further patio area at the rear of the garden. The garden has mature shrubs and flowers and there is a feature pond which is stocked with fish, there are also two water pumps, a greenhouse

Material Information...

Additional information not previously mentioned

- Mains electric, gas and water
- No Water metered
- Gas central heating
- Mains drains
- 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:

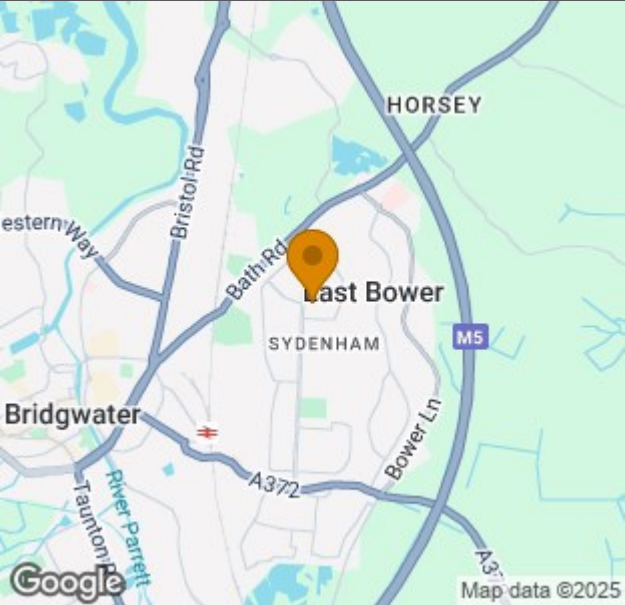
flood-map-for-planning.service.gov.uk/location







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		
(81-91) B		
(69-80) C	69	75
(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

