



CAVALIER CLOSE

Bridgwater, TA6 3WE

Price £245,000

Tamlyns

PROPERTY DESCRIPTION

Situation

Local Authority

Somerset Council Tax Band: C

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

Accommodation

All measurements are approximate

Entrance

Double glazed door into hallway with stairs rising to first floor

Lounge

15'8 × 10 (4.78m × 3.05m)

Double glazed french doors to rear, double glazed window to front, radiator

WC

Vanity sink, low level WC, obscure window to front, radiator

Dining Room

9'8 × 8'5 (2.95m × 2.57m)

Double glazed window to front

kitchen

17'3 × 7'3 (5.26m × 2.21m)

Range of wall and base units, integrated oven with hob, double glazed window to rear, space for fridge, space and plumbing for washing machine, sink unit, under stairs storage, dr to

Rear Garden

Enclosed by panel fencing and graveled

landing

double glazed window to rear

Master Bedroom

15'6 × 8'9 (4.72m × 2.67m)

double glazed window to front, built in cupboard door to

en suite

walk in shower, sink, low level WC

Bedroom 2

10 × 9 (3.05m × 2.74m)

built in cupboard, double glazed window to front

Bedroom 3

7'5 × 6'1 (2.26m × 1.85m)

double glazed window to rear

Material Information...

Additional information not previously mentioned

- Mains electric, gas and water
- No Water meter
- Heating is main Gas
- 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

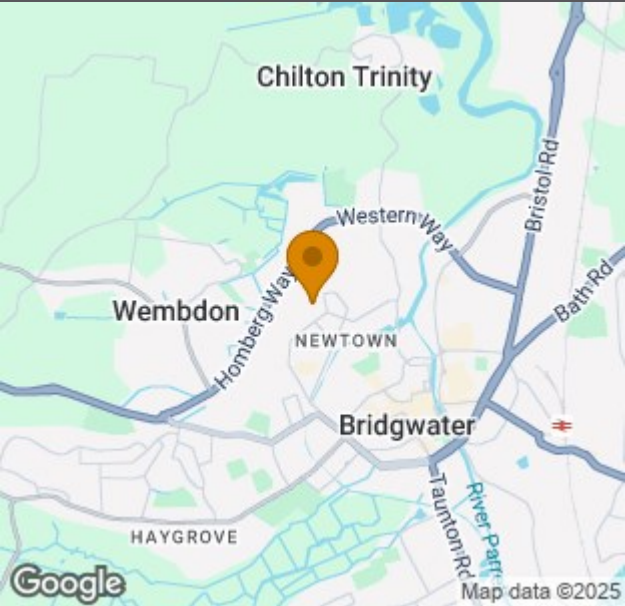
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

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

PROPERTY DESCRIPTION

PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	77	
(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

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).

