



CAMPION WAY

Bridgwater, TA5 2EZ

Price £219,950

Tamlyns

PROPERTY DESCRIPTION

Nestled in the sought-after area of Campion Way, Bridgwater, this charming end-terrace house presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts two spacious double bedrooms, providing ample room for relaxation and rest. The open-plan kitchen and lounge area create a welcoming space, perfect for entertaining guests or enjoying quiet evenings at home.

The enclosed rear garden offers a private outdoor retreat, ideal for summer barbecues or simply unwinding in the fresh air. The property is situated in a popular location, ensuring that you are within easy reach of local amenities and services. Furthermore, with convenient access to the M5 motorway, commuting to nearby towns and cities is a breeze.

Situation

End of Terrace House
two double bedrooms
Open plan living space
Downstairs WC
double glazing and central heating
parking for two vehicles

Local Authority

Somerset County Council 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



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Accommodation

All measurements are approximate

Entrance

Double glazed front door into:

Hallway

Stairs rising to first floor, radiator, smoke alarm, door to:

Kitchen Area

9'8 × 9'0 (2.95m × 2.74m)

Double glazed window to front, range of modern light coloured wall and base units with contrasting work tops, stainless steel one and a half bowl sink unit with mixer tap, integrated fridge/freezer, integrated washing machine, built in electric cooker with gas hob and extractor over, enclosed wall mounted central heating boiler, breakfast bar with seating, smoke alarm, under stairs storage

Downstairs WC

Low level WC, vanity corner sink, radiator, extractor fan

Lounge Area

12'2 × 12'1 (3.71m × 3.68m)

Double glazed french doors to rear garden, two radiators,

Landing

loft access

Bedroom One

12'1 × 7'8 (3.68m × 2.34m)

Double glazed window to rear, radiator

Bedroom Two

12'2 × 7'6 (3.71m × 2.29m)

Dual aspect double glazed windows to front, radiator, bulk head over stairs

Bathroom

6'4 × 6 (1.93m × 1.83m)

Obscure double glazed window to side, low level WC, pedestal wash hand basin, panel bath with shower over and glass screen, tiling to compliment, radiator, extractor

Rear Garden

Enclosed by panel fencing, laid to lawn with a patio area and a side access leading to:

Parking

Parking area to the left as you look at the property, the allocated parking for the house are the 2 spaces in the middle.

Material Information...

Additional information not previously mentioned

- Mains electric, gas and water
- Water meter
- Gas Central Heating

PROPERTY DESCRIPTION

- 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

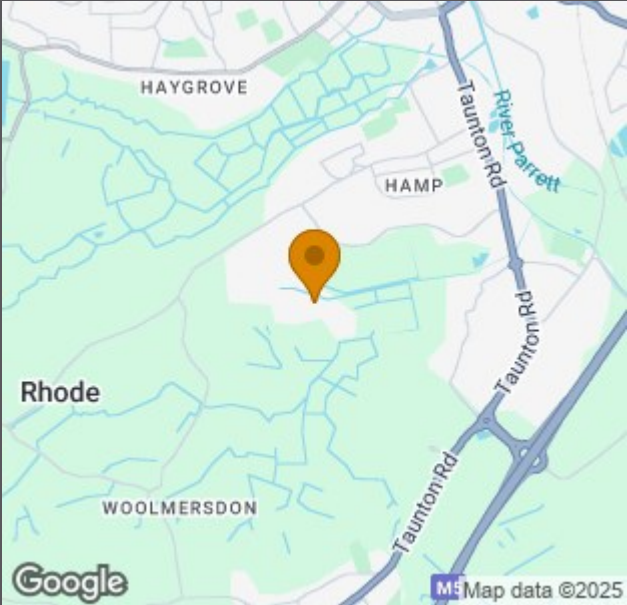
Buyers Information

Please note that there is a maintenance charge for the frontage of the property and is approximately £220 per year, this can be paid by monthly installments or quarterly





PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	82	
(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

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).

