



GOOCH CLOSE

Bridgwater, TA6 5QD

Price £189,950

Tamlyns

PROPERTY DESCRIPTION

2 Bedroom link detached house situated on the Clarks Estate of Bridgwater.

Briefly comprising of entrance hall, cloakroom, kitchen, lounge, 2 bedrooms and bathroom.

Outside there is an enclosed rear garden, driveway and garage.

Situation

* 2 Bedroom Link Detached Property * Kitchen *Lounge *Cloakroom *Bathroom
*Enclosed Rear Garden *Driveway & Garage *No Onward Chain.

Local Authority

Council Tax Band: B
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 measurement are approximate.

Entrance Hall

Front door into entrance hall, archway to Kitchen, stairs to first floor, doors to Lounge and Cloakroom

Cloakroom

Obscure window to the front, low level, pedestal wash hand basin.

Kitchen

8'11" × 5'10" (2.74 × 1.80)

Double glazed window to the front, range of wall & base units with roll top work surface, wall mounted boiler, space for undercounter fridge / freezer.

Lounge

15'6" × 12'4" (4.73 × 3.78)

Understairs cupboard, French doors leading out to the rear garden.

Bedroom 1

12'5" × 9'0" (3.79 × 2.76)

Double glazed window to the front, over stairs cupboard.

Bedroom 2

12'4" × 8'8" (3.78 × 2.66)

Double glazed window to the rear.

Bathroom

6'6" × 5'9" (1.99 × 1.77)

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

Outside

Front Garden

Laid to chippings.

Rear Garden

Enclosed rear garden mainly laid to lawn, door into the garage.

Garage

Up & over door

PROPERTY DESCRIPTION





PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	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).

