



## MEADOWLANDS AVENUE

Bridgwater, Somerset, TA6 3UE

Price £239,995

**Tamlyns**

## PROPERTY DESCRIPTION

Nestled in the charming area of Meadowlands Avenue in Bridgwater, Somerset, this delightful semi-detached house presents an excellent opportunity for investors. Boasting three well-proportioned bedrooms, this property is perfect for those seeking a comfortable and spacious living environment.

In addition to the generous living space, the property features a garage, offering convenient storage solutions or the potential for a workshop. The surrounding area is known for its friendly community atmosphere and is well-served by local amenities, including shops, schools, and parks, making it a desirable location for families.

### Situation

End of Terrace\*3 Bedrooms\*kitchen/Breakfast Room\*Lounge\*Downstairs WC\*Detached Garage

### Local Authority

Somerset 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](mailto:house.sales@tamlyns.co.uk)



# PROPERTY DESCRIPTION

## Description

End of Terrace, 3 bedroom family home with gas central heating and double glazing. The property benefits from a detached garage and off road parking. Offered to the market with the benefit of no onward chain.

## Entrance Hall

Double glazed door gives access into the hallway which has stairs rising to the first floor, radiator, door to

## Downstairs WC

Obscure double glazed window to front, low level WC, Pedestal Wash Hand Basin, radiator

## Lounge

14' x 12' (4.27m x 3.66m)

Double glazed window to front aspect, radiator, double doors giving access to:

## Kitchen/Breakfast Room

9'7 x 8'1 (2.92m x 2.46m)

Kitchen area with a range of wall and base units with contrasting roll edge work tops, tiling to compliment. Built in electric cooker with gas hob and extractor over. One and a half bowl stainless steel sink unit with mixer tap, double glazed window to rear, breakfast bar, space and plumbing for washing machine and space for free standing fridge freezer.

## Dining Area

8'3 x 7'2 (2.51m x 2.18m)

Under stairs cupboard, radiator and double glazed sliding door to rear

## Landing

Loft access, smoke alarm and airing cupboard

## Bedroom 1

13'4 x 9'7 (4.06m x 2.92m)

Dual aspect double glazed windows to front aspect, radiator and built in wardrobes

## Bedroom 2

9' x 7'7 (2.74m x 2.31m)

Double glazed window to rear, radiator

## Bedroom 3

8'5 x 6'1 (2.57m x 1.85m)

Double glazed window to rear, radiator

## Family Bathroom

6'3 x 5'1 (1.91m x 1.55m)

White suite comprising, paneled bath with shower over, pedestal wash hand basin, low level WC, obscure double glazed window to side, radiator

## Rear Garden

Enclosed garden with panel fencing to rear and side, door giving access into detached garage, partly laid to lawn with patio area and outside tap

## Semi Detached Garage

Up and over door with power and lighting

## Material Information...

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- 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

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Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)  
[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://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		89
(69-80) C		74
(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	

# Tamlyns

