



## BUCKINGHAM CLOSE

Bridgwater, TA6 6UD

Price £315,000

**Tamlyns**

## PROPERTY DESCRIPTION

Welcome to this charming extended semi-detached family home, nestled in the sought-after Quantock View Estate in Bridgwater. This delightful property boasts four spacious bedrooms.

The home features a modern bathroom, ensuring convenience for the entire family. The enclosed garden offers a private outdoor space, perfect for children to play or for hosting summer barbecues. Additionally, the property benefits from a garage and parking, providing ample space for vehicles and storage.

### Situation

\*Extended Family Home\*4 Bedrooms\*2 Reception Rooms\*Kitchen\*Utility\*Front and Rear Garden\*Garage and Parking\*

### Local Authority

Council Tax Band:  
Tenure: Freehold  
EPC Rating:

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

Welcome to this charming extended semi-detached family home, nestled in the sought-after Quantock View Estate in Bridgwater. This delightful property boasts four spacious bedrooms.

The home features a modern bathroom, ensuring convenience for the entire family. The enclosed garden offers a private outdoor space, perfect for children to play or for hosting summer barbecues. Additionally, the property benefits from a garage and parking, providing ample space for vehicles and storage.

## Accommodation

All measurements are approximate

## Entrance Hall

Half Glazed Floor into Hallway with stairs rising to first floor, door to:

## Lounge

15'5" × 13'9" (4.7 × 4.2)

Double glazed window to front aspect overlooking the garden, radiator, door enclosing fuse boxes, further door giving access to the rear of the utility Room.

## Dining Room

17'8" × 9'6" (5.4 × 2.9)

Double glazed window to front, radiator, under stairs storage, archway through to:

## Kitchen

11'9" × 9'10" (3.6 × 3)

Double glazed window to rear, range of wall and base units with roll edge work surface, glass front display cabinet, tiled floor, stainless steel single drainer sink unit with mixer tap, space for range with electric hob and extractor over, radiator.

## Utility

7'10" × 5'2" (2.4 × 1.6)

Double glazed window to rear, space for free standing american style fridge, wall mounted valiant central heating boiler, space and plumbing for washing machine and tumble dryer, tiled floor.

## Summer Room

Covered area which is currently used as an outside seating area, step down to the rear garden.

## Landing

Smoke Alarm, loft access, airing cupboard.

## Master Bedroom

13'9" × 9'6" (4.2 × 2.9)

Double glazed window to front aspect, radiator.

## Bedroom Two

11'5" × 7'6" (3.5 × 2.3)

Double glazed window to front aspect, radiator, built in wardrobe with sliding door.

## Bedroom Three

8'6" × 6'6" (2.6 × 2)

Double glazed window to rear, radiator.

## Bedroom Four

9'6" × 5'6" (2.9 × 1.7)

Double glazed window to rear, radiator, currently being used as a dressing room

## Family Bathroom

White suite comprising a roll edge bath with mixer tap, low level WC, wash hand basin, double walk in shower with mains electric shower, dual aspect

# PROPERTY DESCRIPTION

obscure double glazed windows to rear, heated towel rail, tiled floor and fully tiled walls.

## **Garage**

Up and over door, power and lighting.

## **Front Garden**

Laid to lawn with pathway leading from graveled parking area and garage to the front door

## **Rear Garden**

## **Material Information...**

Additional information not previously mentioned

- Mains electric, gas and water If not mains, change to what method
- Water metered or not. Must state.
- Heating electric room heating, wood burner
- Sewerage septic tank or cesspit etc. Please state.
- Flooding in the last 5 years or not. Please state.
- 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:

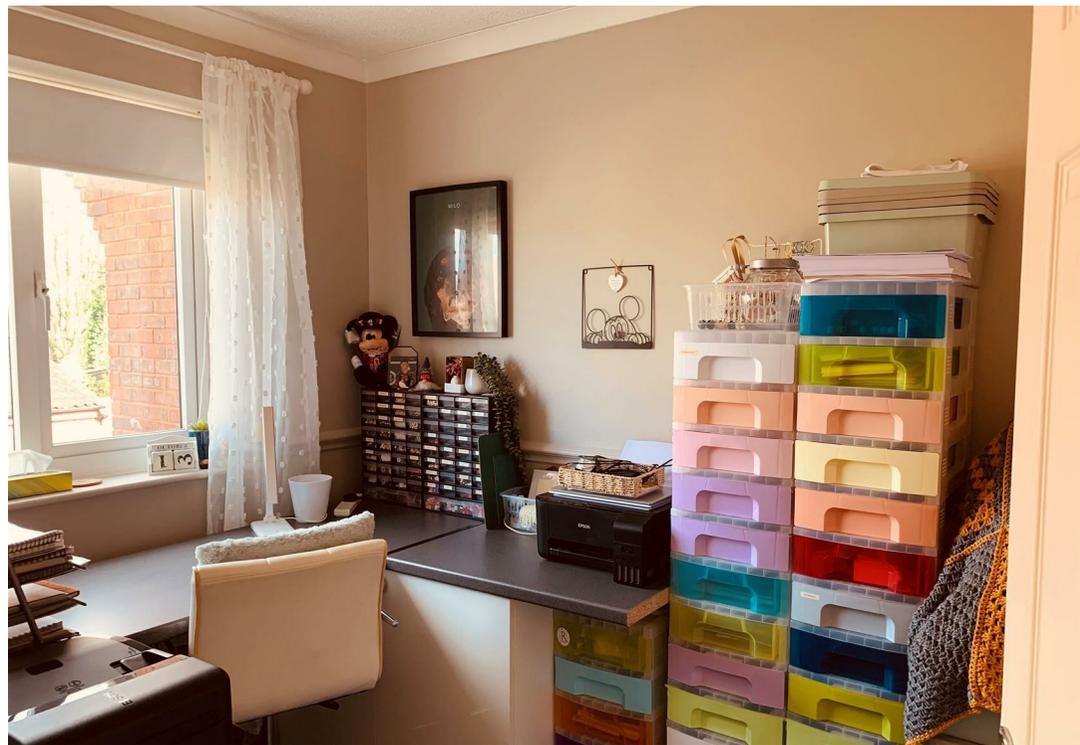
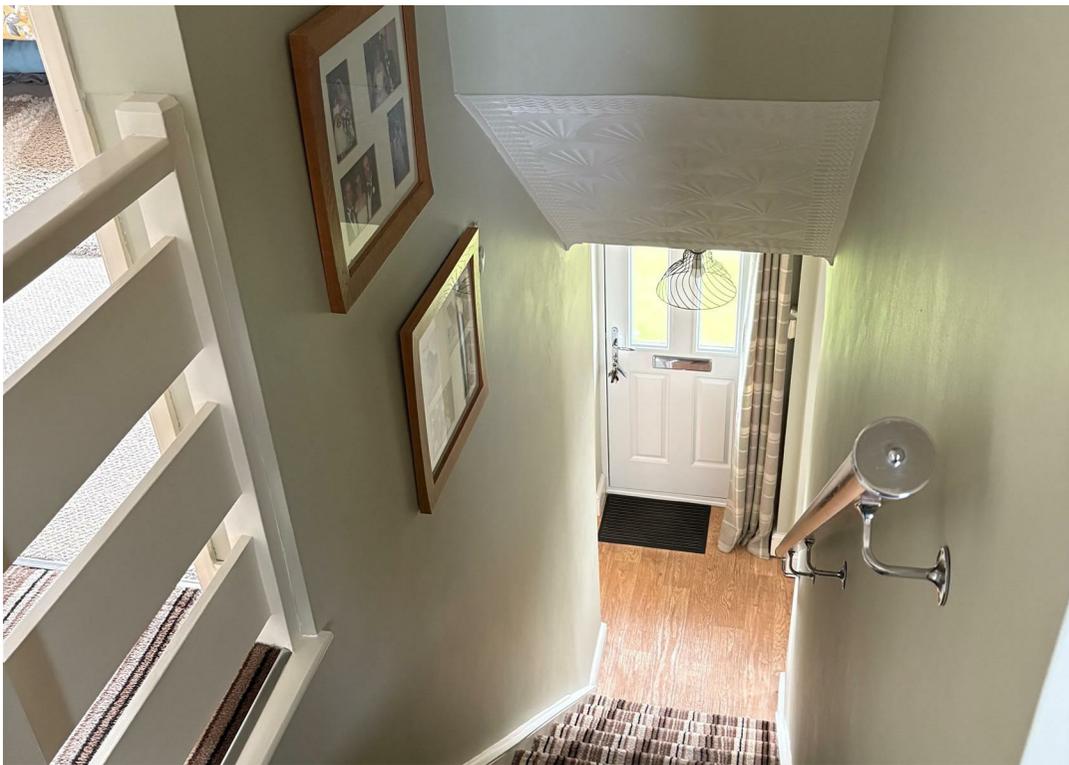
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

Flood Information:

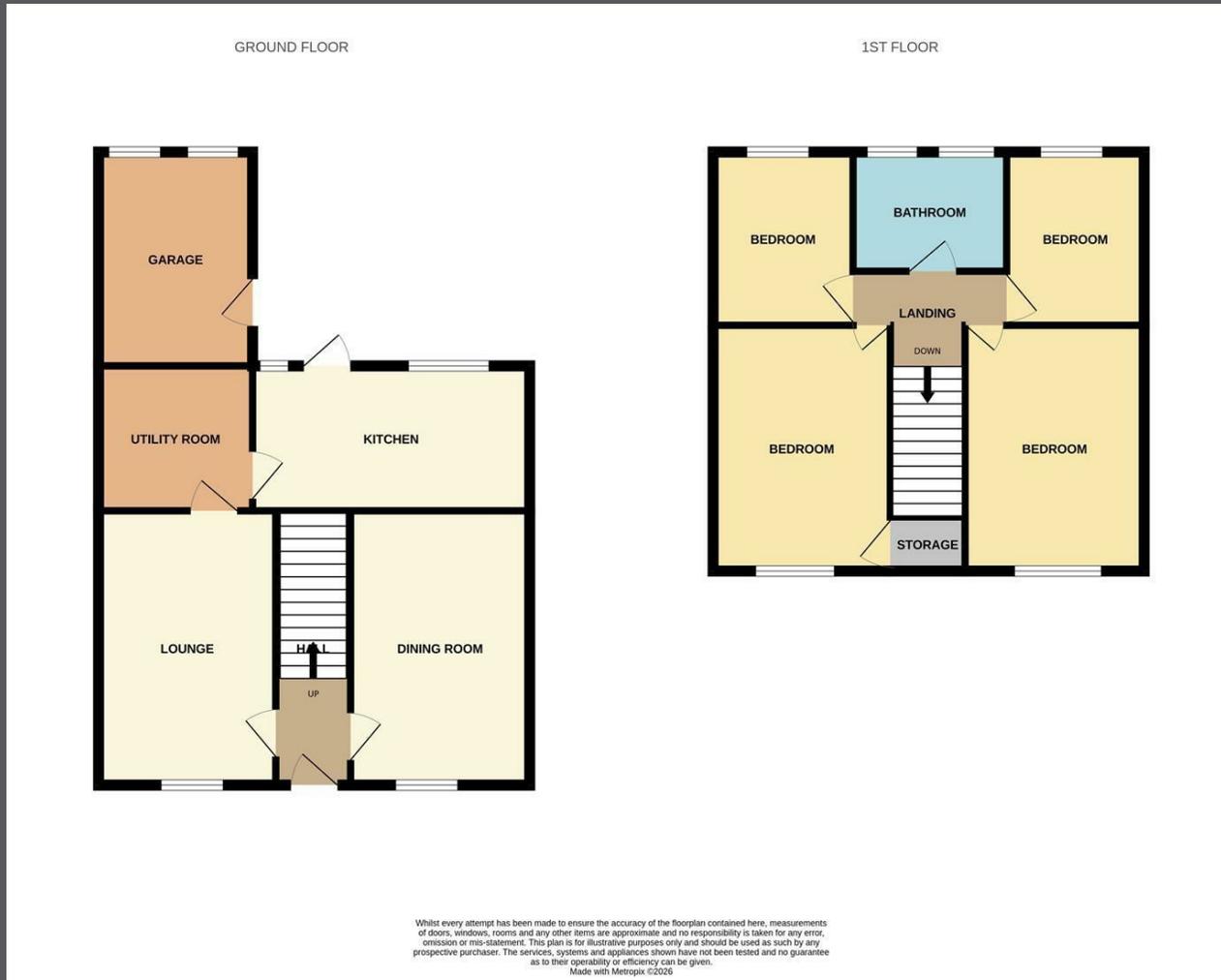
[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)







# PLAN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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).

