



HALYARD DRIVE

Bridgwater, Somerset, TA6 3SQ

Price **£247,500**

Tamlyns

PROPERTY DESCRIPTION

This modern semi-detached house briefly comprises of entrance hall, cloakroom, lounge, kitchen dining room, to the first floor 3 bedroom and family bathroom.

Outside there is a enclosed rear garden along with a garage and off street parking.

Situation

*Semi Detached House*3 Bedrooms*Family Bathroom*Lounge*Kitchen/Breakfast Room*Garage and Parking*Double Glazing*Central Heating*No Onward Chain*

Local Authority

Somerset District Council 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

Description

This modern semi-detached house briefly comprises of entrance hall, cloakroom, lounge, kitchen dining room, to the first floor 3 bedroom and family bathroom.

Outside there is a enclosed rear garden along with a garage and off street parking.

Accommodation

All measurements are approximate.

Hallway

Front door into hallway with under stairs cupboard and stairs rising to first floor.

Downstairs WC

Obscure double glazed window to front, low level WC, Vanity Sink, Radiator.

Lounge

12'9" × 9'10" (3.9 × 3)
Double glazed window to front, radiator, feature fireplace.

Kitchen/Breakfast Room

18'4" × 9'10" (5.6 × 3)
Double glazed window to rear, Range of wall and base units with worktop, integrated Cooker with Hob and Extractor over, space and plumbing for washing machine, dining area has french doors to rear garden, radiator.

First Floor

Landing

Loft access and smoke alarm

Bedroom one

13'1" × 9'6" (4 × 2.9)
Double glazed window to rear, radiator, built in wardrobes

Bedroom two

9'10" × 8'6" (3 × 2.6)
Double glazed window to rear, radiator, built in wardrobe

Bedroom three

9'10" × 8'6" (3 × 2.6)
Double glazed window to front, radiator

Family Bathroom

8'6" × 4'3" (2.6 × 1.3)
Obscure double glazed window to front, white bathroom suite, panel bath, low level WC, pedestal wash hand basin, radiator.

Outside

Front Garden

Laid to lawn and enclosed by railings and pathway to front door.

Rear Garden

Enclosed by panel fencing, easy maintenance with pathway leading to rear and gate giving access to:

Garage

Up and over door

Allocated Parking

For one vehicle.

Material Information...

Additional information not previously mentioned

PROPERTY DESCRIPTION

- Mains electric, gas and water
- Water metered
- Gas central heating
- Mains Drainage
- 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

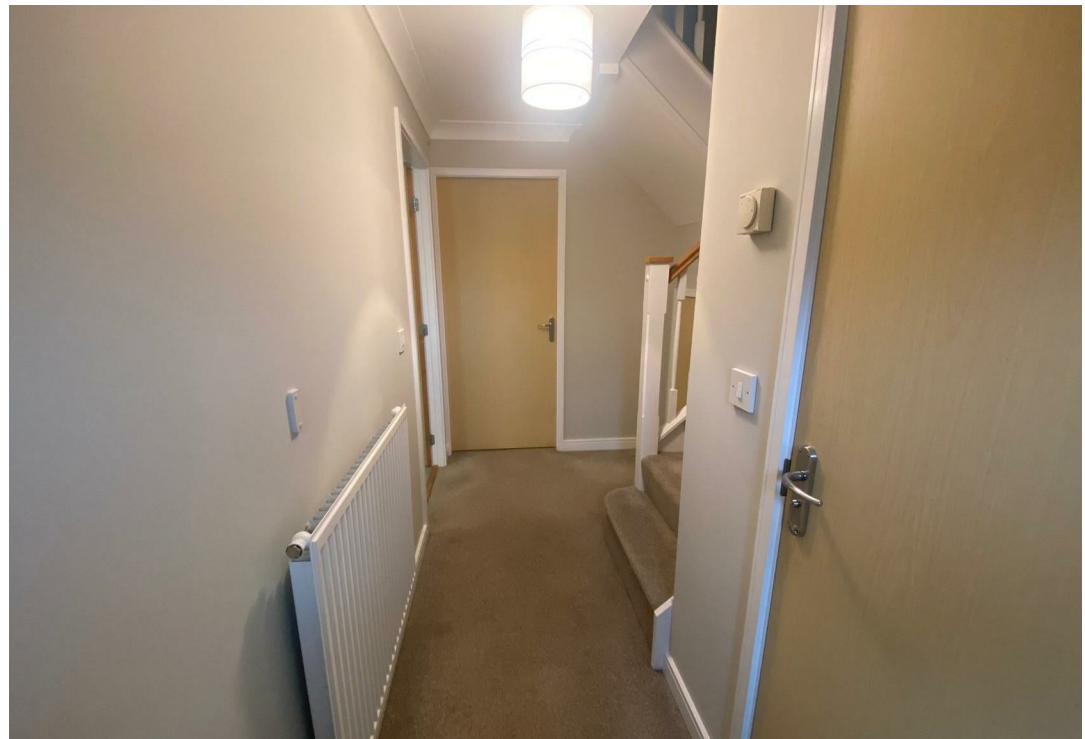
Flood Information:

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

Council Tax band C







PLAN



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	77	90
(81-91) B		
(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.
3. Tamlyns Estate Agents may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £240 inc VAT, HD Financial Ltd up to £240 inc VAT

