



Colmer Road  
Bridgwater, Somerset, TA6 3TS

£1,100 PCM

**Tamlyns**

## PROPERTY DESCRIPTION

A two bedroom semi detached house located off the NDR, Bridgwater.

### Local Authority

Sedgemoor District Council Council Tax Band: B Deposit: £1,269

Available: 5th June 2026

EPC Rating: C

Furnishing: Unfurnished

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON  
THIS PROPERTY PLEASE CONTACT OUR LETTINGS TEAM

**01278 454500**

[bridgwater@tamlyns.co.uk](mailto:bridgwater@tamlyns.co.uk)



# PROPERTY DESCRIPTION

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Spacious two double bedroom semi-detached house with off road parking for 2 to 3 cars on the popular NDR (Homburg Way).

Entrance Porch/Hallway, leading into spacious Lounge with stairs rising to first floor. Kitchen/Diner with cream kitchen with integrated single oven with gas hob and stainless steel chimney extractor, brick tile splashback and dark grey tile effect vinyl flooring.

First floor with two double bedrooms with bathroom to centre with white suite comprising of bath, WC, pedestal hand basin and quadrant corner shower cubicle.

Rear private garden with side gate.

The property benefits from UPVC double glazing, gas central heating, freshly decorated throughout.

# PLAN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	70	
(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.

