

MAYFLOWER CLOSE

Bridgwater, TA6 4EJ

Price Guide £255,000

Tamlyns

PROPERTY DESCRIPTION

This impressive semi-detached house situated in a quiet cul-de-sac with generous outside space front and back, the property offers spotless and spacious accommodation arranged over two floors.

Situation

Semi Detached*House*Three Bedrooms*Bathroom*Living Room*Kitchen*Conservatory*WC*Garage*Parking

Local Authority

Somerset Council Tax Band: B
Tenure:
EPC Rating: E

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
On the ground floor the entrance hall leads to the living room, kitchen, conservatory and downstairs cloakroom. The sitting room has a bay window to the front, door to convenient under stairs storage space. The kitchen/dining room is very impressive with a wide range of upper units and base cupboards including a cooker, space for white goods and double doors that go out in to the conservatory. Off the kitchen, is the south facing conservatory with an entrance to the downstairs cloakroom and double doors leading out to the low maintenance garden.

The first floor comprises of three bedrooms and a new refurbished bath/shower room. To the rear of the property is the south facing master bedroom with plenty of storage space, Bedroom two is a double room with additional space and bedroom three is a versatile room currently used as a home office.

Outside, there are front and rear gardens, In addition is a attached garage with a back door from the garden, power and lighting, with a driveway where four cars can comfortably be parked.

Accomodation
All sizes are approximate.

Entrance
Stairs to first floor, electric socket with smoke alarm with door into:

Living Room
13'11" x 12'7" (4.265m x 3.860m)
Double glazed window to front and mounted electric radiator with door to under stairs storage and opening to:

Kitchen
15'8" x 8'11" (4.794m x 2.722m)
Double glazed window to rear, lower base units and upper cabinets and french doors in to:

Conservatory
14'9" x 10'0" (4.518m x 3.057m)
South facing room and french doors in to garden and door into:

WC
4'8" x 3'3" (1.438m x 1.009m)
Toilet and sink basin.

Landing
Doors to all upstairs rooms, double glazed window to side with storage cupboard, smoke alarm and loft access.

Bedroom One
12'9" x 9'0" (3.904m x 2.763m)
Double Bedroom with double glazed window to rear, mounted electric radiator with electric sockets.

Bedroom Two
10'4" x 8'3" (3.173m x 2.519m)
Double bedroom with double glazed window to front and mounted electric radiator and four double electric sockets.

Bedroom Three
7'3" x 7'2" (2.214m x 2.200m)
Double glazed window to front with mounted electric heater and electric sockets.

Bathroom
6'5" x 6'1" (1.968m x 1.862m)
Refitted bathroom with bath/shower with toilet and sink basin, double glazed window to rear and mounted electric heater with base storage unit.

Garden
Low maintenance south facing garden with outside tap and rear access to garage.

PROPERTY DESCRIPTION

Parking
Parking for four cars

Garage
16'1" x 8'0" (4.918m x 2.445m)
Power and storage space

Council Tax
B

Material Information...
Additional information not previously mentioned
- Mains electric, gas and water
- Water meter
- Heating electric room heating
- 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
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













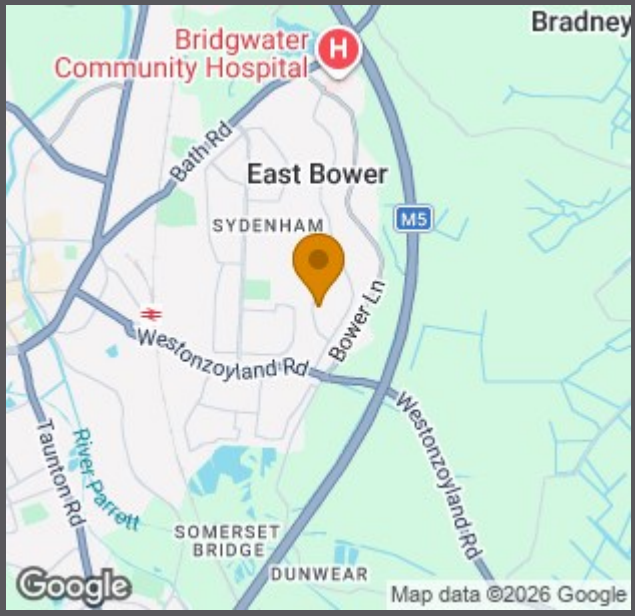


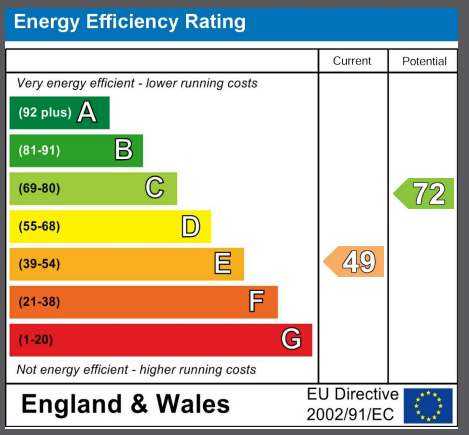




PLAN







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 uplon 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

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