



Fernleigh Avenue  
Bridgwater, TA6 6AG

£1,395 PCM

**Tamlyns**

## PROPERTY DESCRIPTION

A Three bedroom semi detached house, located on Fernleigh Avenue, Bridgwater.

### Situation

### The local area

### Local Authority

Council Tax Band: C

EPC Rating: D

Deposit: £1,609

Available: 22nd March 2023

Furnishing: Not specified

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

## Description

A three bedroom, beautifully presented end terrace house situated a short drive from the Town Centre of Bridgwater. This property is fully furnished, with a newly fitted modern kitchen including dishwasher, brand new fridge freezer, cooker hood with integrated oven and induction hob.


Enter the property into a neutrally decorated hallway, the ground floor comprises of two sitting rooms, which include sofas, side tables and electric fireplace in each room. A modern shower room including WC, hand wash basin, walk-in shower and brand new washing machine within cupboard. A small dining area with French patio doors leading out to a generous size garden with shed.

Upstairs, there are two fully furnished double bedrooms including beds, mattresses, plenty of wardrobe space, drawers, side tables, lamps and curtains. One single bedroom including bed, mattress and desk with chair. Bathroom with freestanding deluxe bath, WC and hand wash basin.

This property benefits from an off-road parking space, gas central heating and double glazed windows 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>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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.

