



Parkway

Bridgwater, TA6 4HS

Price Guide £185,000

Tamlyns

## PROPERTY DESCRIPTION

Nestled in the area of Parkway, Bridgwater, this delightful terraced house presents an excellent opportunity for both first-time buyers and families alike. The property boasts three generously sized bedrooms, providing ample space for relaxation and personalisation. The well-appointed reception room offers a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The house features a conveniently located bathroom, ensuring comfort and practicality for everyday living. One of the standout features of this property is the parking availability, accommodating up to three vehicles, which is a rare find in this area.

Situated within walking distance to local shops, residents will appreciate the convenience of having essential amenities just a short stroll away. This location not only enhances the lifestyle of its occupants but also adds to the overall appeal of the property.

Importantly, this home is offered with no onward chain, allowing for a smooth and efficient purchasing process. Whether you are looking to invest or settle into a new family home, this property in Parkway, Bridgwater, is a fantastic choice that combines comfort, convenience, and potential.

### Local Authority

Somerset Council Tax Band: A

EPC Rating: D

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

### Accommodation

All sizes are approximate.

### Entrance

6'11" x 4'6" (2.124m x 1.390m)

### Hall

Stairs in front to upstairs and inside door through to:

### Living Room

18'5" x 13'6" (5.621m x 4.135m )

Double glazed window to front with gas fire, under-stairs storage cupboard with sliding doors going into the Conservatory.

### Kitchen

13'4" x 9'7" (4.074m x 2.942m)

Surrounding upper and lower cupboard space, single glazed window to rear/utility room and wall mounted electrical instant water heater.

### Conservatory

10'10" x 7'4"

Brick built with glass roof, wall mounted electrical heater, single glazed window to the left and right and sliding doors to east facing garden.

### Utility Room

11'2" x 7'4" (3.410m x 2.242m)

Double glazed window to rear and door access to garden, downstairs cloakroom with single glazed window and outside tap, plumbing with power.

### Cloakroom

10'3" x 7'4" (3.132m x 2.242m)

### Bedroom One

12'8" x 9'7" (3.866m x 2.945m)

Double bedroom with double glazed window to front and built in wardrobe for storage.

### Bedroom Two

12'6" x 10'7" (3.828m x 3.228m)

Double bedroom with double glazed window to front and loft access to solar panel system.

### Bedroom Three

9'1" x 7'8" (2.789m x 2.360m )

Single bedroom with double glazed window and gas radiator.

### Family Bathroom

9'7" x 5'5" (2.940m x 1.674m)

Toilet and small sink basin with storage space below, standing shower and separate bath with double glazed window to rear.

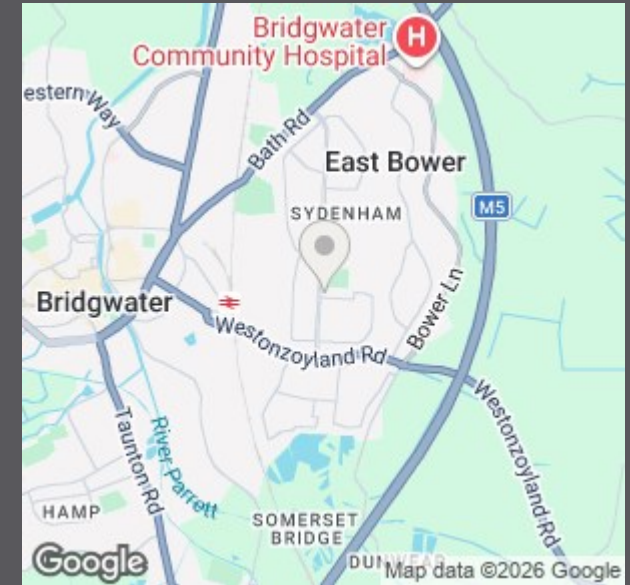
### Rear Garden

Easy managed east facing garden with shed and greenhouse.

### Council Tax

A

# PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.

