GRIFFEN CLOSE

Bridgwater, TA6 3US

Price Guide £199,950

Tamlyns

PROPERTY DESCRIPTION

Nestled in the peaceful cul-de-sac of Griffen Close, Bridgwater, this charming terraced house presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest. With two well-appointed bathrooms, morning routines will be a breeze, ensuring convenience for all residents.

The heart of the home is a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings in. The property has been thoughtfully modernised, blending contemporary comforts with a warm, inviting atmosphere.

For those with vehicles, there is parking available for one car, adding to the practicality of this delightful residence. Additionally, the absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

This property is ideally situated in a tranquil area, making it a perfect retreat while still being within easy reach of local amenities and transport links. Whether you are looking to settle down or invest, this home offers a wonderful blend of comfort and convenience. Do not miss the chance to make this lovely house your own.

Local Authority

Somerset Council Tax Band: B
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
Rental value could

Accomodation
All sizes are approximate.

Entrance

Hallway
Doors to downstairs cloakroom, storage cupboard, archway entrance to kitchen and door to living/dining room with smoke alarm and gas radiator.

Kitchen
9'11" x 6'4" (3.044m x 1.933m)
Double glazed window to front, integrated gas oven with white goods space, above and below units with boiler in cupboard. Carbon monoxide alarm and extractor fan.

Cloakroom
5'7" x 2'10" (1.713m x 0.873m)
Double glazed window to front, toilet with sink and gas radiator.

Living/Dining Room
17'4" x 12'8" (5.302m x 3.885m)
Under stairs storage with two gas radiators, electrical fire place and french doors out to rear garden.

Landing
Gas radiator with access to all upstairs rooms and loft access.

Bedroom one
12'9" x 9'4" (3.888m x 2.856m)
Double bedroom with double glazed window to front, and gas radiator and door to:

Ensuite
6'1" x 5'11" (1.878m x 1.805m)
Bath, toilet and sink with integrated cupboard below and gas radiator with extractor fan.

Bedroom two
12'9" x 8'4" (3.888m x 2.564m)
Double bedroom with door to cupboard with immersion tank and storage, double glazed window to rear with gas radiator and door to:

Ensuite
6'4" x 6'2" (1.933m x 1.884m)
Standing shower, toilet and sink with integrated cupboard space and gas radiator with electrical device sockets.

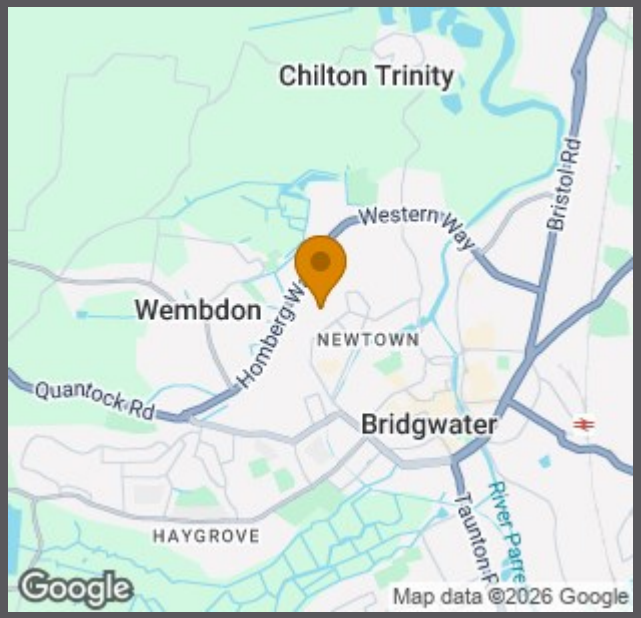
Garden
South east facing with side access to parking at rear

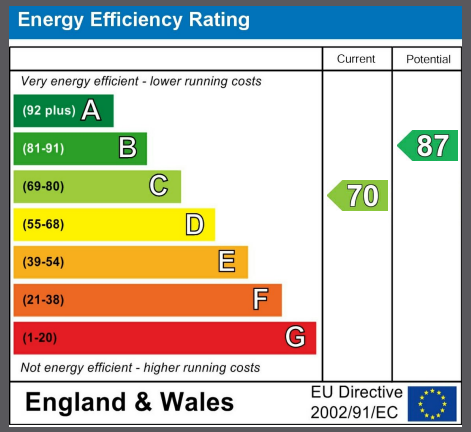
Parking
One allocated parking spot

Council Tax Band
B

PROPERTY DESCRIPTION

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.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

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