



RED DEER GARDENS

Bridgwater, TA6 7DF

Price Guide £319,950

Tamlyns

PROPERTY DESCRIPTION

Welcome to this beautifully modernised three-bedroom detached house located in the desirable area of Red Deer Gardens, Bridgwater. This property offers a perfect blend of contemporary living and comfort.

Upon entering, you will find a spacious reception room that provides an inviting atmosphere, ideal for both relaxation and entertaining. The house features three well-proportioned bedrooms, each designed to offer a peaceful retreat. The modern bathroom is equipped with stylish fixtures, ensuring a pleasant experience for all.

Situation

DETACHED HOUSE*3 BEDROOMS*BATHROOM*WC*LIVING ROOM*KITCHEN DINER*PARKING*GARAGE*GARDEN

Local Authority

Somerset Council Tax Band: C
Tenure: Freehold
EPC Rating: B

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

One of the standout features of this property is the garage and driveway, providing ample parking space for up to two vehicles. This is a significant advantage in today's busy world, where convenience is key.

The property is offered with no onward chain, making it an excellent opportunity for those looking to move in without delay. The modernisation throughout the house means that you can enjoy a fresh and contemporary living space from day one.

Situated in a quiet and friendly neighbourhood, this home is perfect for families or anyone seeking a tranquil lifestyle while still being close to local amenities. With its appealing features and prime location, this detached house is a must-see for prospective buyers. Don't miss the chance to make this lovely property your new home.

Accommodation

All sizes are approximate.

Entrance

Into hallway with stairs to the first floor, under stairs storage with enclosed gas radiator with electric sockets and consumer unit with doors to WC, Lounge and Kitchen.

Living Room

13'3" x 11'1" (4.05m x 3.40m)
Double glazed window to front with gas radiator and five double electric sockets.

Hallway

14'0" x 6'10" (4.28m x 2.09m)

Kitchen

18'4" x 10'9" (5.59m x 3.28m)
Double glazed window to rear and two gas radiators, electric sockets and french doors to east facing garden.

WC

5'7" x 32'1'6" (1.72m x 0.98m)
Double glazed window to side of property with sink basin, WC, mounted gas radiator and extractor fan.

Landing

Doors to all rooms including storage cupboard, loft access, gas radiator, smoke alarm and electric sockets.

Bedroom One

11'7" x 9'0" (3.55m x 2.75m)
Double bedroom with double glazed window to rear, gas radiator with a walk in wardrobe which can be changed back to an en-suite.

Bedroom Two

12'3" x 9'10" (3.74m x 3.01m)
Double room with double glazed window to front, gas radiator and 4 electric sockets.

Bedroom Three

9'0" x 6'4" (2.76m x 1.94m)
Single room with double glazed window to front and gas radiator with storage cupboard and electric sockets.

Family Bathroom

8'3" x 5'10" (2.52m x 1.79m)
Double glazed window to rear, sink basin and WC with mounted electric heater and walk in shower, spot lights and extractor fan.

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Garden

Low maintenance east facing garden with side access and door into garage with outside tap.

Parking

Parking for Two cars.

Council Tax

C

Material Information

Additional information not previously mentioned

- Mains electric and water.
- Water metered
- Mains Sewerage.
- No Flooding in the last 5 years.
- Broadband and Mobile signal or coverage in the area.

Somerset Council BAND C

Management Charge: £26 pm

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 upon 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).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

