



CONWAY ROAD

Cannington, Bridgwater, TA5 2NP

Price **£300,000**

Tamlyns

PROPERTY DESCRIPTION

Situation

*3 bedroom extended family home *Lounge *Kitchen *Dining Room / Family Room
*Utility Room * Family Bathroom *Shower Room *Office *Enclosed Rear Garden *Off
Street Parking for Multiple Vehicles.

Local Authority

Council Tax Band: C
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

Accommodation

All sizes are approximate

Entrance hall

Stairs to first floor and double door into the lounge, area which is currently used as an office.

Lounge

13'6" × 12'7" (4.13 × 3.85)

Double glazed window to the front, understairs cupboard, radiator, feature log burner, double doors to the

Kitchen

15'9" × 10'5" (4.82 × 3.18)

Range of wall and base units with rolltop work surface over, space for fridge / freezer, space and plumbing for dishwasher, double glazed window to side, opening to

Dining / Family Room

14'1" × 10'10" (4.31 × 3.32)

Radiator, double doors leading out to the rear garden, inner hall doors to

Utility

Double glazed window to the side, space and plumbing for washing machine and space for tumble dryer.

Shower Room

First Floor

First Floor Landing

Double glazed window to the side, loft access, doors to

Bedroom 1

13'5" × 8'9" (4.09 × 2.68)

Double glazed window to the front, radiator,

Bedroom 2

9'6" × 9'2" (2.90 × 2.80)

Double glazed window to the rear, built in wardrobe.

Bedroom 3

10'7" × 6'9" (3.25 × 2.06)

Double glazed window to front, over stairs cupboard, radiator.

Family Bathroom

Double glazed window to the rear, panelled bath, low level w/c, wash hand basin.

Outside

Front

Hardstanding for parking for multiple vehicles

Rear Garden

Enclose rear garden mainly laid to lawn.

PROPERTY DESCRIPTION







PLAN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.

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).

