



## **DORSET ROAD**

Bridgwater, TA6 5PR

**Price £329,950**

**Tamlyns**

## PROPERTY DESCRIPTION

Situated in a quiet cul-de-sac on the sought after Bridge estate this 3 bedroom bungalow set on a larger than average plot., this is the first time to the open market with one family owner from new in the 1960's.

This former 2 bedroom bungalow which has now been extended to form a versatile family home, with entrance hall, lounge / dining room, kitchen, conservatory, bathroom with separate w/c and 3 double bedrooms.

Outside comprises of front garden, off street parking for multiple vehicles, garage and to the rear an enclosed rear garden with a range of mature plants and shrubs.

Viewing is highly recommended.

### Local Authority

Somerset Council Tax Band: C

Tenure: Freehold

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

## Accommodation

All measurements are approximate.

## Entrance Hall

Front Door into entrance hall, with double glazed window to side,

## Lounge / Dining Room

22'0" × 10'11" (6.71 × 3.35)

2 × Double glazed window to the front, radiation, feature fire place / back boiler with stone surround, door to :-

## Inner Hall

Loft access and doors to:-

## Bedroom

11'1" × 9'7" (3.39 × 2.93)

Double glazed window to rear, radiator, 2 × built in wardrobes, airing cupboard housing hot water tank.

## Bathroom

Obscure double glazed window to the side, shower cubicle, panelled bath, sink unit with vanity cupboard under, storage cupboards, radiator.

## W/C

Low level w/c, radiator.

## Kitchen

13'6" × 8'10" (4.14 × 2.7)

Range of wall & base units with rolltop work surface over, space for gas cooker, double glazed window to side, door to rear porch with door leading out to rear garden :-

## Inner Hall

Doors to :-

## Bedroom

11'5" × 11'1" (3.49 × 3.39)

Double glazed window to the side, radiator.

## Bedroom / 2nd Reception

18'9" × 9'4" (5.72 × 2.85)

Versatile room overlooking a mature rear garden, could be used as bedroom, 2nd reception or sun lounge, double glazed window to rear & side, radiator.

## Conservatory

13'5" × 8'9" (4.09 × 2.68)

Part brick & glazed conservatory, doors leading out to the rear garden.

## Outside

### Front Garden

Laid to lawn with a range of mature plants & shrubs.

### Rear Garden

Enclosed rear garden set in a larger than average plot, with a range of mature trees, plants and shrubs, patio area, green house, access to the garage and side access.

### Garage

18'9" × 9'4" (5.72 × 2.85)

Up & over door, light & power.

### Off street Parking

Parking at the front for multiple vehicles.

### Council Tax Band C

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# PLAN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>62</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.

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).

