



Chillingham Drove  
Bridgwater, TA6 6GB

Price Guide £210,000

**Tamlyns**

## PROPERTY DESCRIPTION

Nestled in the desirable area of Chillingham Drove, Bridgwater, this charming terraced house presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts two spacious double bedrooms, providing ample room for relaxation and rest.

The house is presented with no onward chain, allowing for a smooth and efficient purchase process. This is particularly advantageous for those eager to settle into their new home without delay. The modern design throughout the property enhances its appeal, making it a welcoming space for both residents and guests.

Situated close to local amenities, residents will enjoy easy access to shops, schools, and recreational facilities, ensuring that everyday needs are met with ease. This property is not just a house; it is a home that offers comfort, convenience, and a vibrant community atmosphere. Do not miss the chance to make this delightful property your own.

One of the standout features of this home is the availability of parking, which is a rare find in such a sought-after location. Additionally, the property includes a garage, offering extra storage space or the potential for a workshop, catering to various lifestyle needs.

### Local Authority

Somerset Council Tax Band: B

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](mailto:house.sales@tamlyns.co.uk)



# PROPERTY DESCRIPTION

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### Accommodation

All sizes are approximate

### Hallway

Stairs in front of you with Kitchen entrance, radiator, downstairs cloakroom with living room door at the end.

### Kitchen

9'5" x 7'8" (2.881m x 2.354m)

Double glazed window above the sink with storage space above and below, integrated oven and radiator with electrical sockets.

### WC

5'4" x 3'5" (1.638m x 1.055m)

Toilet basin, sink and small radiator in the corner

### Living Room

11'11" x 10'7" (3.639m x 3.244m )

Two radiators situated on the inside walls, four double electrical sockets, cupboard under the stairs and double French doors going out in to the garden.

### Main Bedroom

12'0" x 9'0" (3.681m x 2.763)

Double glazed window with radiator below and multiple double plug sockets.

### Bathroom

6'8" x 5'7" (2.036m x 1.702m )

Three piece suite with Bath, toilet basin and sink with radiator and extractor fan.

### Bedroom Two

12'2" x 7'10" (3.716m x 2.406m )

Double glazed window with radiator below and plug sockets on multiple walls.

### Garage

Garage in block with power

### Parking

Available up to one/two cars

## Material Information...

Additional information not previously mentioned

- Mains electric, gas and water If not mains.
- Water metered.
- Gas Central Heating
- Mains sewage.
- No Flooding in the last 5 years.
- Broadband and Mobile signal or coverage in the area.

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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

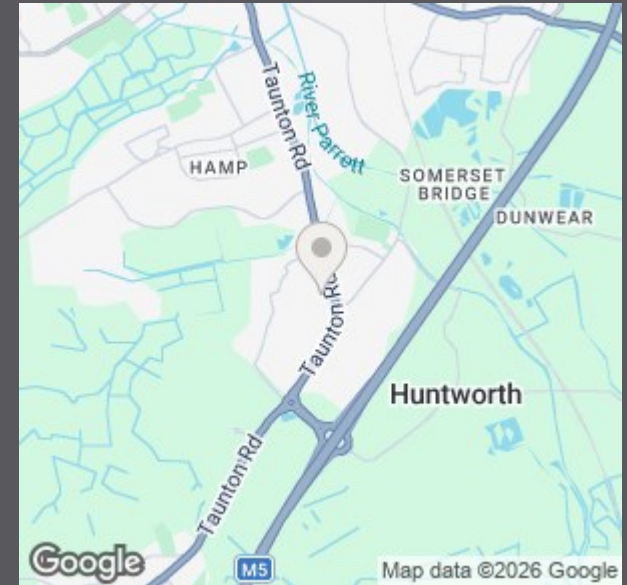
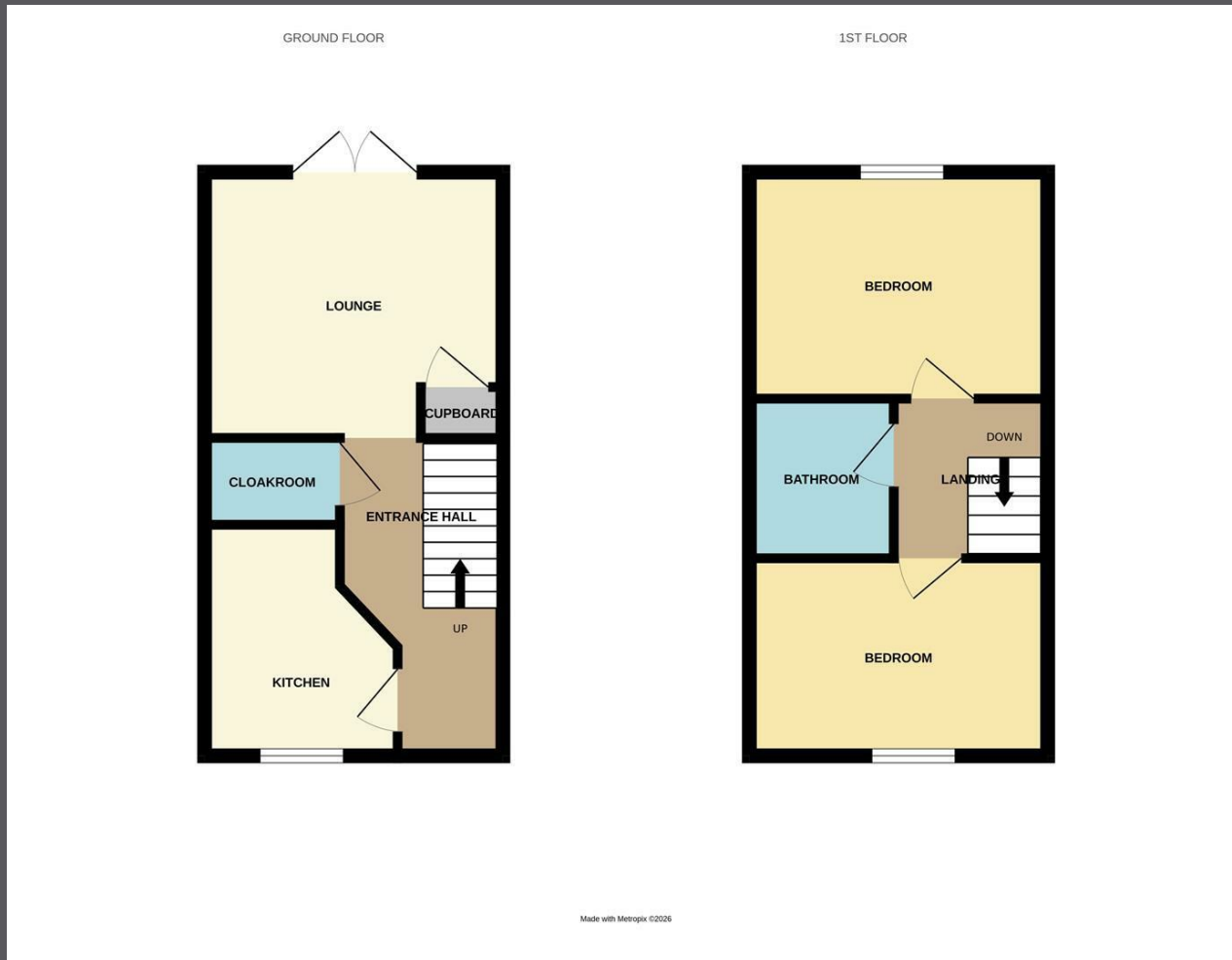
[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)

## Council Tax Band B

# PLAN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B	81	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.

