



BELMONT CLOSE

Bridgwater, TA6 7JR

Offers Over £350,000

Tamlyns

PROPERTY DESCRIPTION

This family home situated in a quiet Cul-de-Sac in the sort after area of Durleigh within the market town of Bridgwater.

The property briefly comprises of entrance porch, entrance hall, lounge, downstairs bedroom or additional reception, dining room, kitchen, utility room, cloakroom and to the first floor 3 bedroom and a recent fitted shower room.

Outside there is parking to the front for multiple vehicles and access to a double garage, to the rear an enclosed garden which is mainly laid to lawn with a range of mature plants & shrubs.

Situated in a larger than average plot viewing is highly recommended.

Situation

* 3/4 Bedroom family home in a sort after location * 2/3 Receptions * Kitchen * Utility Room * Cloakroom * Family shower room * Larger than average corner plot, Enclosed rear & side garden * Double garage * Parking for multiple vehicles * Cul-de-sac location.

Local Authority

Somerset Council Tax Band: D

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



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Description

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Accommodation

All sizes are approximate.

Entrance Porch

Front door into entrance porch with double glazed window to the side and door leading into :-

Entrance Hall

Entrance hall with stairs leading to the first floor, understairs cupboard and doors leading to :-

Bedroom 4 / Reception Room

14'10" × 8'11" (4.53 × 2.73)
Double glazed window, radiator.

Lounge

14'7" × 11'10" (4.46 × 3.63)
Double glazed window to the front, radiator, door leading into:-

Dining Room

8'11" × 8'9" (2.74 × 2.67)
Double glazed patio doors leading to the rear garden, radiator, door into :-

Kitchen

12'0" × 8'11" (3.67 × 2.72)
Range of wall & bases unit with rolltop work surface over, integrated double oven, electric hob, dishwasher, space for fridge / freezer, double glazed window over looking rear garden, door leading into :-

Utility Room

8'2" × 7'2" (2.5 × 2.2)
Range of wall & bases units, space for fridge / freezer, space & plumbing for washing machine, door leading out to the rear garden, door into :-

Cloakroom

Obscure double glazed window to the rear, low level w/c, sink unit with vanity unit under.

First Floor Landing

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

Bedroom 1

12'6" × 11'1" (3.83 × 3.40)
Double glazed window to the front, radiator, built in wardrobes.

Bedroom 2

10'1" × 9'3" (3.08 × 2.84)
Double glazed window to the rear, radiator, built in wardrobe, airing cupboard housing hot water tank.

Bedroom 3

11'1" × 7'0" (3.40 × 2.14)
Double glazed window to the front, radiator.

PROPERTY DESCRIPTION

Shower Room

7'9" x 5'4" (2.38 x 1.65)

Recently fitted with suite comprising of low level w/c, pedestal wash hand basin, walk in shower cubicle, obscure double glazed window to rear, heated towel rail, splashboards.

Outside

Front

Hand standing proving parking for multiple vehicles and access to double garage.

Rear Garden

Very well presented enclosed rear & side garden, with a range of plants & shrubs, side access gate and side door into the garage.

Double Garage

22'7" x 15'5" (6.9 x 4.7)

Double garage with 2 x electric garage doors, light & power.

Material Information...

Additional information not previously mentioned

- Mains electric, gas and water.
- 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

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location







PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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).

