



OAKGROVE WAY

Bridgwater, TA6 4UQ

Price £194,950

Tamlyns

PROPERTY DESCRIPTION

This Semi Detached house situated on Bower Estate of Bridgwater, is ideal for both first-time buyers and investors alike. The property has two double bedrooms, there is double glazing and central heating, the location is particularly advantageous, with convenient access to local shops and the M5 motorway.

The property is being sold with the benefit of no onward chain.

Situation

*Semi Detached House*Two Double Bedrooms*Lounge*Kitchen/Diner*Double glazing*Central Heating*Allocated parking*No onward chain*

Local Authority

Somerset Council Council Tax Band: A
Tenure: Freehold
EPC Rating:

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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Accommodation

All measurements are approximate

Front Door

Double glazed front door to:

Lounge

16'4" × 11'5" (5.0 × 3.5)

Double glazed window to front, radiator, under stairs storage.

Kitchen/diner

11'5" × 8'10" (3.5 × 2.7)

Range of wall and base units with contrasting roll edge work surfaces, stainless steel single drainer sink unit with mixer tap, plumbing and space for washing machine, space for tumble dryer, space for free standing fridge/freezer, integrated Double oven, separate hob with extractor over, spot lighting, wood door giving access to the rear. The dining space has a double glazed window to rear, radiator.

Landing

Loft access, smoke alarm

Bedroom 1

11'5" × 7'10" (3.5 × 2.4)

Double glazed window to front, radiator.

Bedroom 2

11'5" × 9'2" (3.5 × 2.8)

Double glazed window to rear, radiator.

Family Bathroom

8'6" × 4'7" (2.6 × 1.4)

Panel Bath with shower over and glass screen, vanity sink with cupboard under, low level WC, extractor, airing cupboard, radiator, shaver point.

Front Garden

Open plan and laid to lawn with pathway leading to front door

Rear Garden

Enclosed by panel fencing with a gate to rear giving access to walkway, the garden is slabbed for ease of maintenance, there is a brick built outhouse which has double glazed windows and double doors, please note there is no electric to this building currently.

Parking

Allocated parking

Material Information...

Additional information not previously mentioned

- Mains electric, gas and water
- Water meter
- Gas central heating
- Mains drainage
- 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

PROPERTY DESCRIPTION

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

Flood Information:

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

Council Tax Band A





PLAN



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

