



LIMOUSIN WAY

Bridgwater, TA6 6GR

Price Guide £245,000

Tamlyns

PROPERTY DESCRIPTION

Tamlyns presents this semi-detached house located on Limousin Way, in the desirable area of Stockmoor, 5 minutes from Junction 24, local schools, amenities and provides no onward chain.

Upon entering the ground floor the entrance hall leads to living room, downstairs cloakroom and the kitchen/dining room area. The living room has double doors leading to the kitchen including a breakfast bar and under stairs storage cupboard providing a generous storage.

The first floor comprises of three bedrooms, a family bathroom and a airing cupboard. The master bedroom has a en-suite shower room.

Outside, there's a larger than average garden with a door in to the attached garage which has power. Additionally, there's a parking spot at the front.

Situation

*Semi Detached House*Popular Stockmoor Development*Kitchen/Breakfast Area*Family Bathroom and Downstairs WC*Master bedroom with En suite*Gas fired central*UPVC double glazing* Garage and Parking*No onward Chain

Local Authority

Somerset County Council 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 measurements are approximate.

Entrance Hallway

Double glazed door into hallway with stairs rising to first floor, radiator.

WC

Obscure double glazed window to front, low level WC, vanity sink, radiator

Lounge

14'3 × 11'7 (4.34m × 3.53m)

Double glazed window to front, radiator, double door to:

Kitchen/Breakfast Room

14'4 × 9'8 (4.37m × 2.95m)

Range of wall and base units, contrasting roll edge work surface, double glazed window to rear, stainless steel one and a half bowl sink unit with mixer tap, space and plumbing for washing machine, space for free standing fridge/freezer, integrated oven with gas hob and extractor over, tiling to compliment, breakfast bar into the dining space which has under stairs storage, radiator and double glazed sliding door to garden.

Landing

Airing cupboard, smoke alarm, loft access

Bedroom 1

11'9 × 9'6 (3.58m × 2.90m)

Double glazed window to front, radiator, over stairs storage cupboard, door to:

En Suite

5'6 × 5'4 (1.68m × 1.63m)

Obscure double glazed window, tiled shelf, shaver point, low level WC, enclosed shower cubicle, pedestal wash hand basin, radiator.

Bedroom 2

8'8 × 7'4 (2.64m × 2.24m)

Double glazed window to rear, radiator

Bedroom 3

8'6 × 6'4 (2.59m × 1.93m)

Double glazed window to rear, radiator

Family Bathroom

6'4 × 5'6 (1.93m × 1.68m)

White suite comprising of paneled bath, low level WC, pedestal wash hand basin, tiling to compliment, shaver point, radiator

Rear Garden

Enclosed by panel fencing, with a graveled patio area, mainly laid to lawn, door giving access to:

Garage

Single attached garage, with power and lighting and up and over door.

Material Information...

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- 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

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

PROPERTY DESCRIPTION

Flood Information:
flood-map-for-planning.service.gov.uk/location

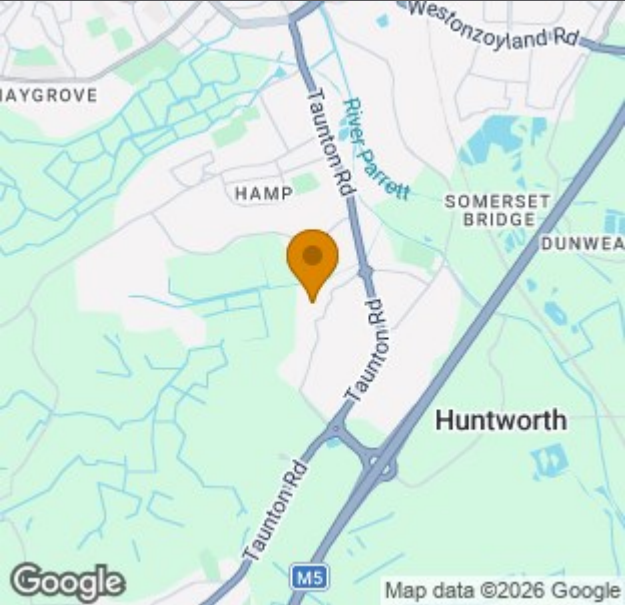
Council Tax Band C







PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	77	90
(81-91) B		
(69-80) C		
(55-68) D		
(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.
- 3. Tamlyns Estate Agents may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing up to £240 inc VAT, HD Financial Ltd up to £240 inc VAT

