



## FIR TREE CLOSE

Bridgwater, TA6 4EH

Offers Over £190,000

**Tamlyns**



## PROPERTY DESCRIPTION

Recently refurbish extended 2 bedroom house in a sort after location of Bridgwater. Viewing is highly recommended to appreciate this very well presented home.

The property briefly comprises entrance hall, lounge, kitchen, utility / dining area, and to the first floor 2 bedrooms and shower room.

Outside there are front & rear gardens, garage and off street parking.

### Situation

\* Extended Two Bedroom recently refurbish house \* Front & Rear Gardens \* Lounge  
\* Kitchen \* Dining Area \* 2 Bedrooms \* Shower Room \* Off street parking & garage  
\* Viewing Recommended \* No Onward Chain

### Local Authority

Somerset Council Tax Band: A  
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](mailto:house.sales@tamlyns.co.uk)



# PROPERTY DESCRIPTION

## Accommodation

All sizes are approximate

## Entrance Porch

Stained glazed front door into entrance porch leading into entrance hall :-

## Hallway

Tiled floor, stairs to first floor and door to the lounge.

## Lounge

13'7" × 10'9" (4.15 × 3.28)

Double glazed window to the front, understairs cupboard and door leading to the kitchen.

## Kitchen

13'9" × 7'9" (4.21 × 2.38)

Newly fitted with a range of wall & base units with electric oven & hood with extractor hood over, fridge / freezer, washing machine, tiled floor, double glazed window overlooking the rear garden.

## Dining / Utility Area

7'7" × 6'8" (2.33 × 2.04)

Versatile area for dining area, utility, study or play room, double glazed window to the rear, tiled floor, sliding patio door leading out to the rear garden.

## First Floor

### First Floor Landing

Airing cupboard housing hot water tank, loft access and doors to :-

### Bedroom 1

13'11" × 10'5" (4.26 × 3.20)

Double glazed window to the front.

### Bedroom 2

8'9" × 7'8" (2.67 × 2.34)

Double glazed window to the rear, built in wardrobes.

### Shower Room

6'0" × 5'4" (1.83 × 1.65)

Obscure double glazed window to the rear, corner shower cubicle, low level w/c, wash hand basin with vanity unit under.

## Outside

### Front Garden

Maidly laid to lawn with pathway leading to the front door, range of mature plants and shrubs.

### Rear Garden

Enclosed rear garden mainly laid to lawn with patio area, rear access gate.

### Garage & Parking

Garage with off street parking.

### Material Information...

Additional information not previously mentioned

- Mains electric, water and sewerage.
- Water metered.
- Electric Heater
- Mains Sewerage
- No Flooding in the last 5 year
- 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

Flood Information:

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

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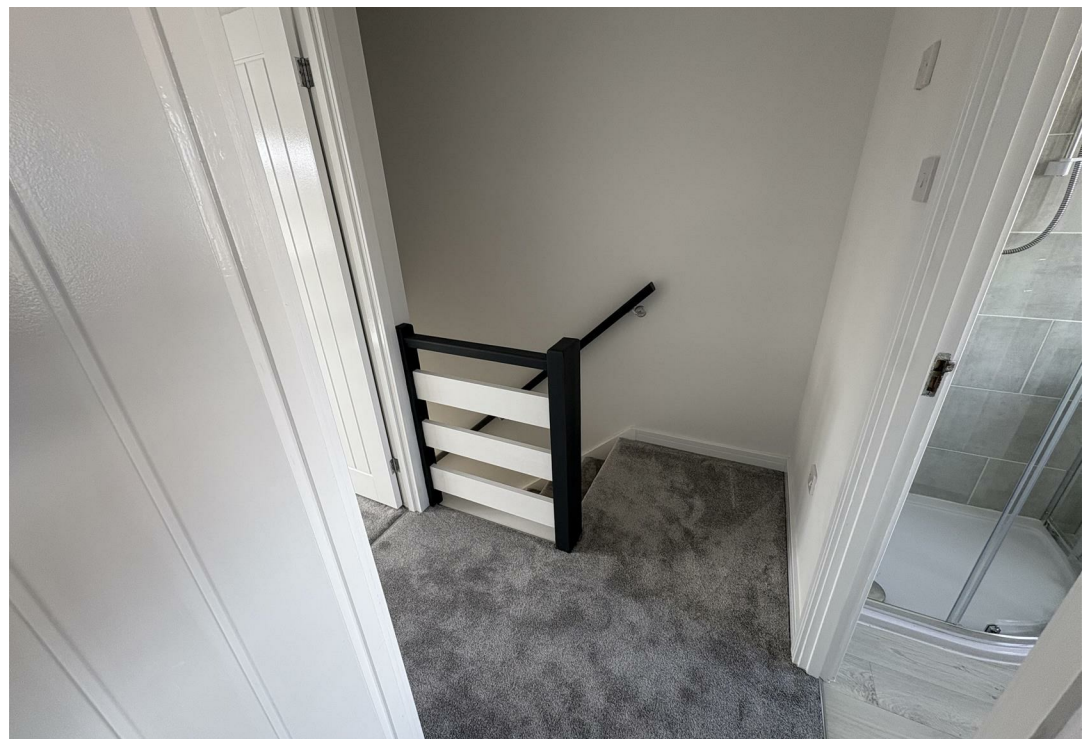
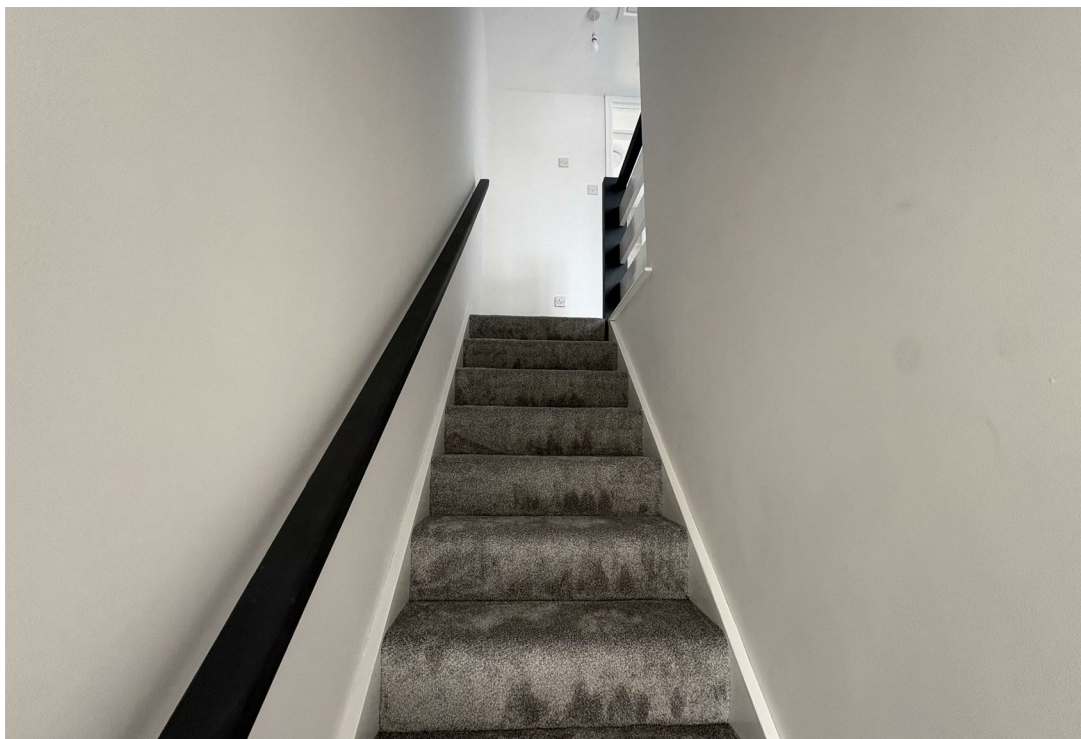












PLAN



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).



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 71      | 80                      |
| (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 |

