



CHESTER PLACE

Bridgwater, TA6 4WU

Price **£220,000**

Tamlyns

PROPERTY DESCRIPTION

This Ideal Family Home has accommodation which briefly comprises: Entrance hallway, kitchen, Lounge/dining room and Cloakroom to the ground floor. Accessed from the ¼ turning staircase and accessed from the landing is a family bathroom and Two bedrooms.

On The top floor is the master bedroom. Externally, the property has Off Road Parking for two vehicles and an enclosed rear garden with lawned area and shed.

Nb. There is an annual service charge (£238.32 per annum) for the maintenance of the development and drainage.

Situation

*Family Home*3 Bedrooms*Kitchen*Lounge*Rear Garden*Family Bathroom*Double Glazing*Central Heating*Allocated parking for 2*

Local Authority

Council Tax Band:
Tenure: Freehold
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



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Accommodation

All measurements are approximate

Entrance

Front door into hallway with electric meter, radiator, stairs rising to first floor, door to:

Kitchen

11'1" × 8'10" (3.4 × 2.7)

Double glazed window to front aspect, range of modern wall and base units with contrasting roll edge work surface, integrated electric cooker, gas hob and extractor over, stainless steel splash back, space for free standing fridge/freezer, stainless steel one and a half bowl sink unit with mixer tap, space and plumbing for washing machine, spot lighting, breakfast bar and under stairs storage

Lounge

12'1" × 10'9" (3.7 × 3.3)

Double glazed french doors to rear garden, radiator.

Downstairs WC

Low level WC, comer vanity sink with extractor fan

Landing

Smoke alarm, further stairs to 2nd floor, door to:

Bedroom 2

12'1" × 7'6" (3.7 × 2.3)

Double glazed window to rear, radiator

Bedroom 3

7'10" × 5'6" (2.4 × 1.7)

Dual aspect double glazed window to front, radiator, L shaped room with storage cupboard and hanging space

Family Bathroom

5'10" × 5'6" (1.8 × 1.7)

White suite, comprising a panel bath with shower over and glass screen, pedestal wash hand basin, low level WC, heated towel radiator, extractor fan, tiling to compliment.

2nd Floor

storage at top of the stairs

Master Bedroom

15'8" × 8'6" (4.8 × 2.6)

Dual aspect velux windows to front and a further velux to the rear, flooding this room with natural light, radiator.

Rear Garden

Enclosed by panel fencing, mainly laid to lawn with a patio area and shed.

Parking

Allocated parking for two vehicles

Material Information...

Additional information not previously mentioned

PROPERTY DESCRIPTION

- 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

Flood Information:

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

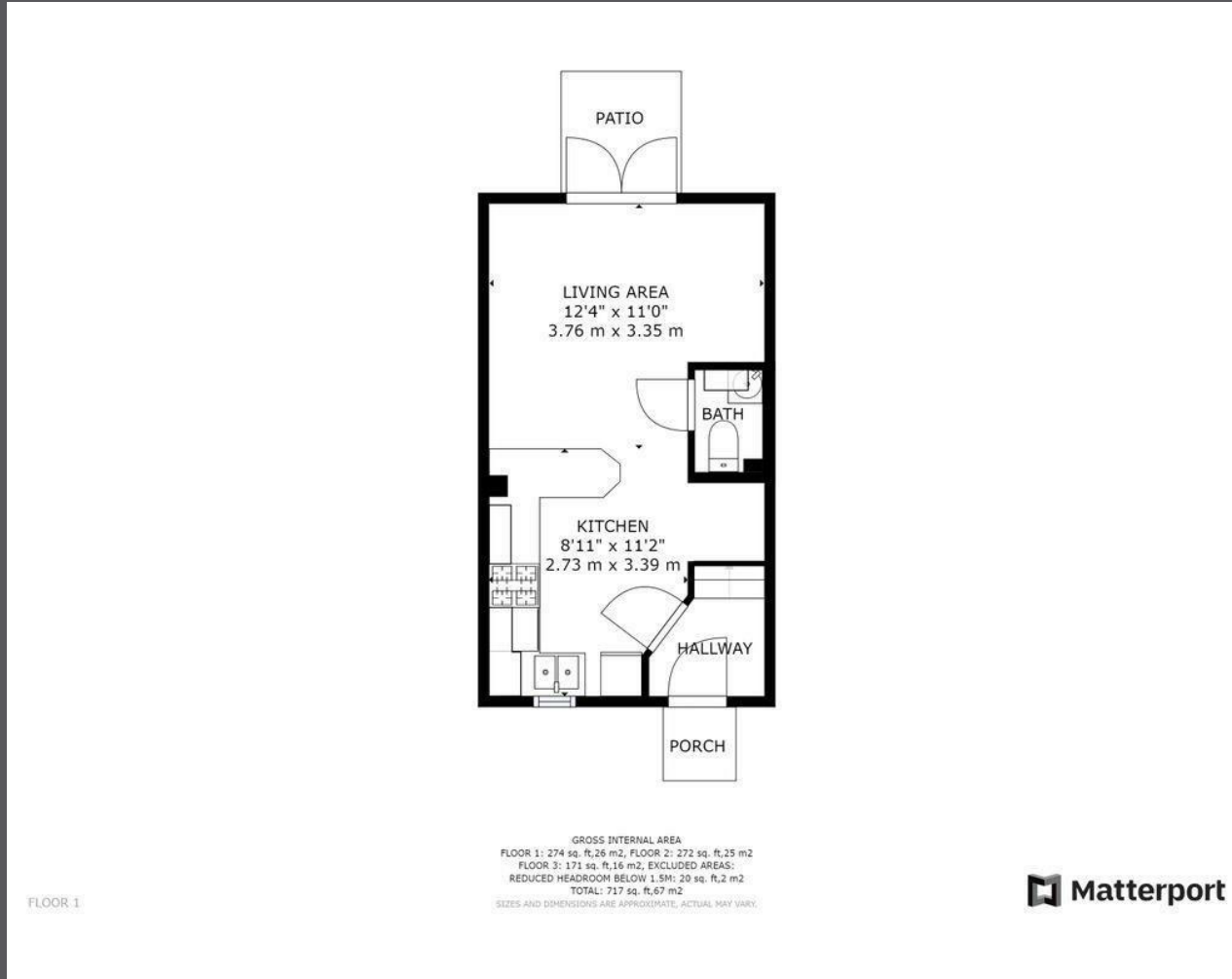
Service Charge

Nb. There is an annual service charge (£238.32 per annum) for the maintenance of the development and drainage.





PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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.

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).

