



MAYFLOWER CLOSE

Bridgwater, TA6 4EJ

Price Guide £255,000

Tamlyns

PROPERTY DESCRIPTION

Nestled in the tranquil cul-de-sac of Mayflower Close in Bridgwater, this charming semi-detached house offers a delightful family home with ample space and comfort. Boasting three well-proportioned bedrooms, this property is perfect for families or those seeking extra room for guests or a home office.

Situation

Semi Detached*House*Three Bedrooms*Bathroom*Living Room*Kitchen*Conservatory*WC*Garage*Parking

Local Authority

Somerset Council Tax Band: B

Tenure:

EPC Rating: E

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

Description

The house features a modern bathroom, ensuring convenience for daily routines. One of the standout features of this property is the generous parking space, accommodating up to four vehicles, which is a rare find in residential areas.

The south-facing garden is a true gem, providing a sunny outdoor space ideal for relaxation, gardening, or entertaining friends and family during the warmer months. The garden's orientation ensures that you can enjoy sunlight throughout the day, making it a perfect retreat.

Additionally, the property is conveniently located close to local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away. This combination of a peaceful setting and accessibility to essential services makes this home an attractive option for prospective buyers or renters.

In summary, this semi-detached house on Mayflower Close is a wonderful opportunity for those looking for a comfortable and spacious family home in a desirable location. With its ample parking, sunny garden, and proximity to local amenities, it is sure to appeal to many.

Accomodation

All sizes are approximate.

Entrance

Stairs to first floor, electric socket with smoke alarm with door into:

Living Room

13'11" x 12'7" (4.265m x 3.860m)
Double glazed window to front and mounted electric radiator with door to under stairs storage and opening to:

Kitchen

15'8" x 8'11" (4.794m x 2.722m)
Double glazed window to rear, lower base units and upper cabinets and french doors in to:

Conservatory

14'9" x 10'0" (4.518m x 3.057m)
South facing room and french doors in to garden and door into:

WC

4'8" x 3'3" (1.438m x 1.009m)
Toilet and sink basin.

Landing

Doors to all upstairs rooms, double glazed window to side with storage cupboard, smoke alarm and loft access.

Bedroom One

12'9" x 9'0" (3.904m x 2.763m)
Double Bedroom with double glazed window to rear, mounted electric radiator with electric sockets.

Bedroom Two

10'4" x 8'3" (3.173m x 2.519m)
Double bedroom with double glazed window to front and mounted electric radiator and four double electric sockets.

Bedroom Three

7'3" x 7'2" (2.214m x 2.200m)
Double glazed window to front with mounted electric heater and electric sockets.

PROPERTY DESCRIPTION

Bathroom

6'5" x 6'1" (1.968m x 1.862m)

Refitted bathroom with bath/shower with toilet and sink basin, double glazed window to rear and mounted electric heater with base storage unit.

Garden

Low maintenance south facing garden with outside tap and rear access to garage.

Parking

Parking for four cars

Garage

16'1" x 8'0" (4.918m x 2.445m)

Power and storage space

Council Tax

B

Material Information...

Additional information not previously mentioned

- Mains electric, gas and water
- Water meter
- Heating electric room heating
- 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:

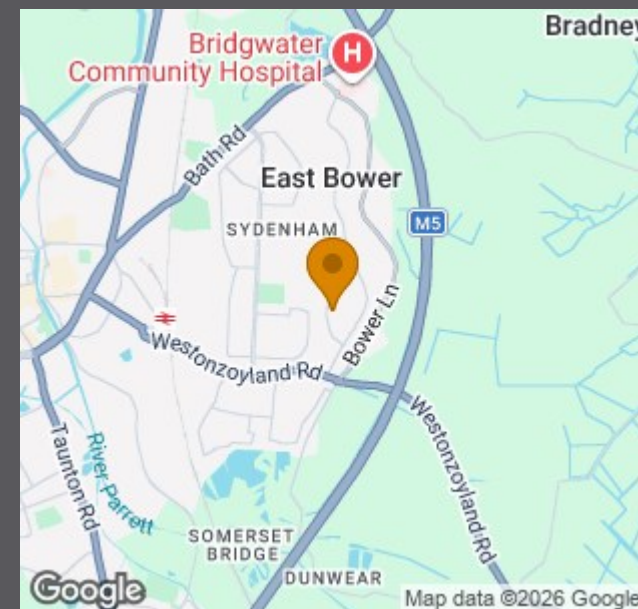
flood-map-for-planning.service.gov.uk/location







PLAN



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		72
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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