



## CROSSWELL CLOSE

North Petherton, Bridgwater, TA6 6SG

Price Guide £215,000

**Tamlyns**

## PROPERTY DESCRIPTION

Nestled in the charming area of Crosswell Close, North Petherton, this delightful two-bedroom semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home with no onward chain.

The bungalow boasts a well-designed layout, offering a spacious living environment that is perfect for both relaxation and entertaining. The two bedrooms provide ample space for rest and can easily accommodate various furniture arrangements to suit your personal style.

One of the standout features of this property is the driveway parking, ensuring that you have a secure and convenient place for your vehicle. Additionally, the bungalow is situated close to local amenities, making it easy to access shops, services, and recreational facilities, which enhances the overall appeal of the location.

### Situation

\*Semi Detached Property\*2 Bedrooms\*1 Bathroom\*Living Room\*Kitchen

### Local Authority

Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: D

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)



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Two bedroom bungalow situated in the charming North Petherton, in need of renovation.

## Accommodation

All sizes are approximate.

## Entrance

Ample driveway parking for two cars with side access through to back garden,

## Hallway

Main walkway to all rooms, consumer unit to right, electric radiator on the left with loft access.

## Bedroom One

11'6" × 10'7" (3.512m × 3.247m)

Double bedroom with double glazed window to front and electric radiator below,

## Bedroom Two

10'0" × 10'0" (3.072m × 3.050m)

Double bedroom with built in cupboard space and separate cupboard space above and double glazed window to the front with electric radiator.

## Living Room

16'1" × 11'6" (4.904m × 3.512m)

Double single pane doors into room, electric fire place with raised hearth and patio doors going in to the garden.

## Bathroom

6'2" × 5'6" (1.902m × 1.686m)

Toilet, sink and bath with a shower and double glazed window to rear.

## Kitchen/Diner

16'10" × 10'1" (5.150m × 3.076m)

Breakfast bar with cupboard space below, dual aspect double glazed windows to side and rear, cupboard with immersion tank and side door access to garden.

## Garden

South west facing garden with side access to front

## Council Tax

C

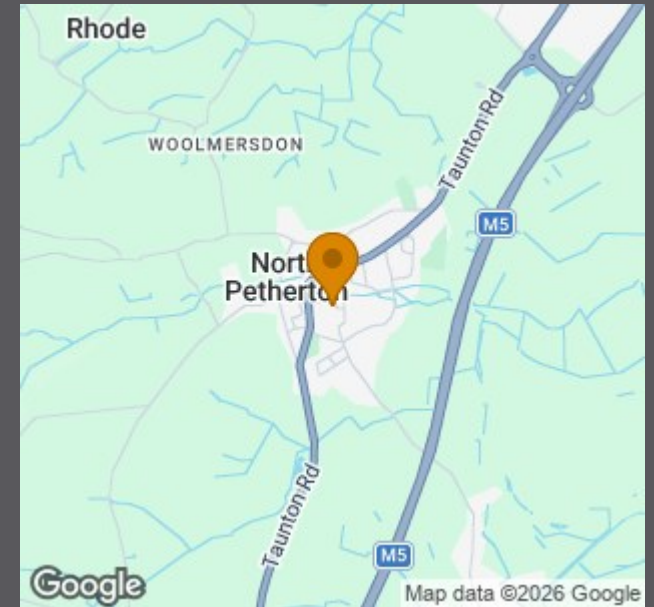
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# PLAN



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>55</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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).

