



CLIPPER CLOSE

Bridgwater, TA6 5LA

Price £200,000

Tamlyns

PROPERTY DESCRIPTION

Nestled in the tranquil cul-de-sac of Clipper Close, Bridgwater, this charming two-bedroom semi-detached house presents an excellent opportunity for those seeking a comfortable and modern living space. Recently decorated with new flooring across the ground floor, stairs and landing. The property boasts a fresh and inviting atmosphere, making it ideal for both first-time buyers, small families and investors.

The well-appointed modern shower room adds a touch of contemporary elegance, ensuring that daily routines are both convenient and enjoyable. The layout of the home is thoughtfully designed, providing ample space for relaxation and entertaining.

One of the standout features of this property is the driveway, which comfortably accommodates two cars, offering both convenience and peace of mind. The excellent transport links nearby make commuting a breeze, connecting you effortlessly to the wider area and beyond.

Situation

*Two Bedrooms *Lounge *Kitchen / Dining Area *Shower Room *Enclose Garden
*Off Street Parking for Two.

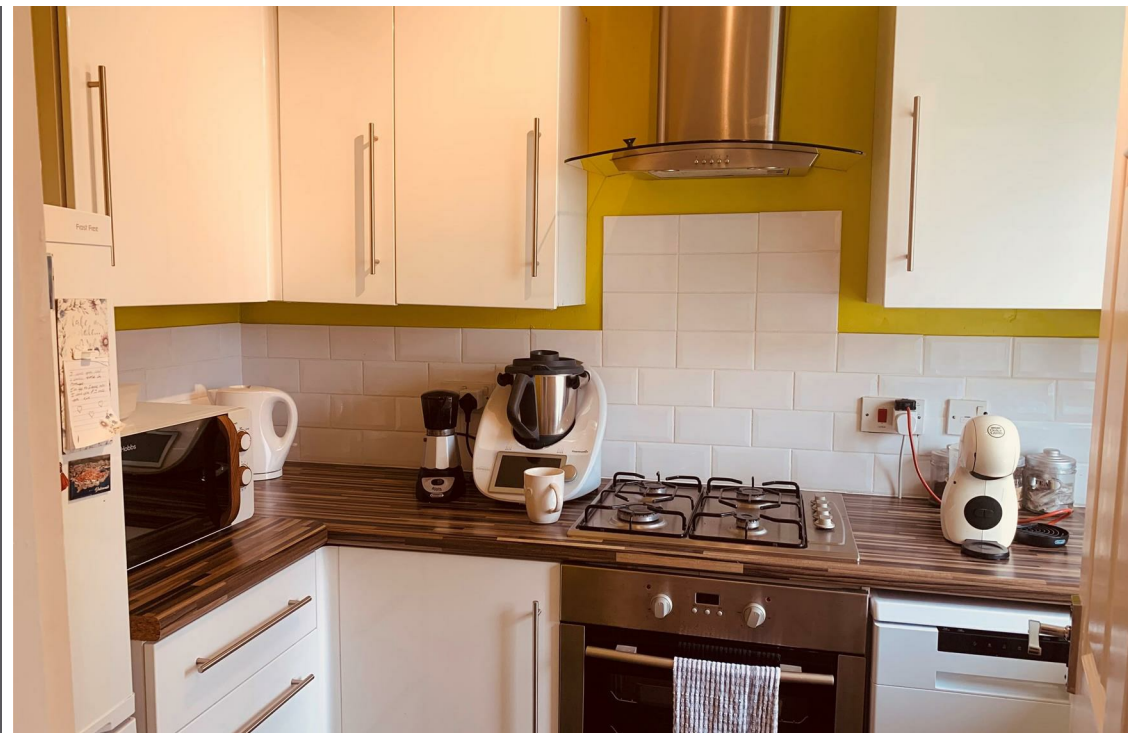
Local Authority

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



PROPERTY DESCRIPTION

Accommodation

All sizes are approximate.

Entrance Hallway

Lounge/Dining Area

13'9" x 11'8" (4.20m x 3.58m)

Kitchen

9'0" x 5'7" (2.75m x 1.72m)

Landing

Bedroom One

11'8" x 9'5" (3.58m x 2.88m)

Bedroom two

11'8" x 6'9" (3.58m x 2.08)

Shower Room

Rear Garden

Driveway

Small Summary

This delightful home in a peaceful setting is not to be missed. With its modern finishes and practical amenities, it is ready to welcome its new owners. Whether you are looking to settle down or invest, this property is a perfect choice.

Early viewing is highly recommended.

Material Information...

Additional information not previously mentioned

- Mains electric, gas and water.
- Water metered.
- Gas central heating.
- Mains Sewage.
- 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

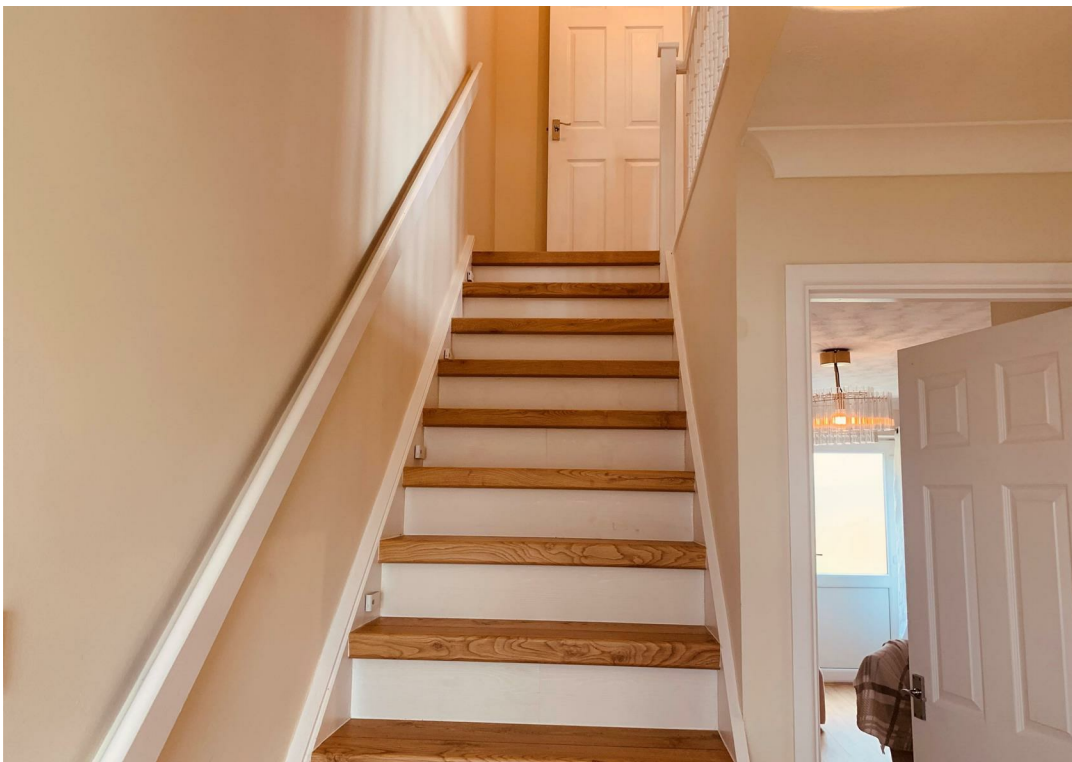
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

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

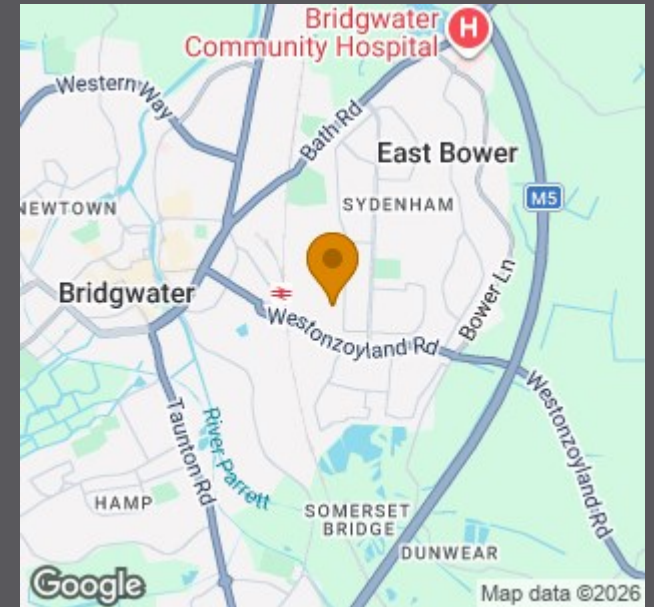
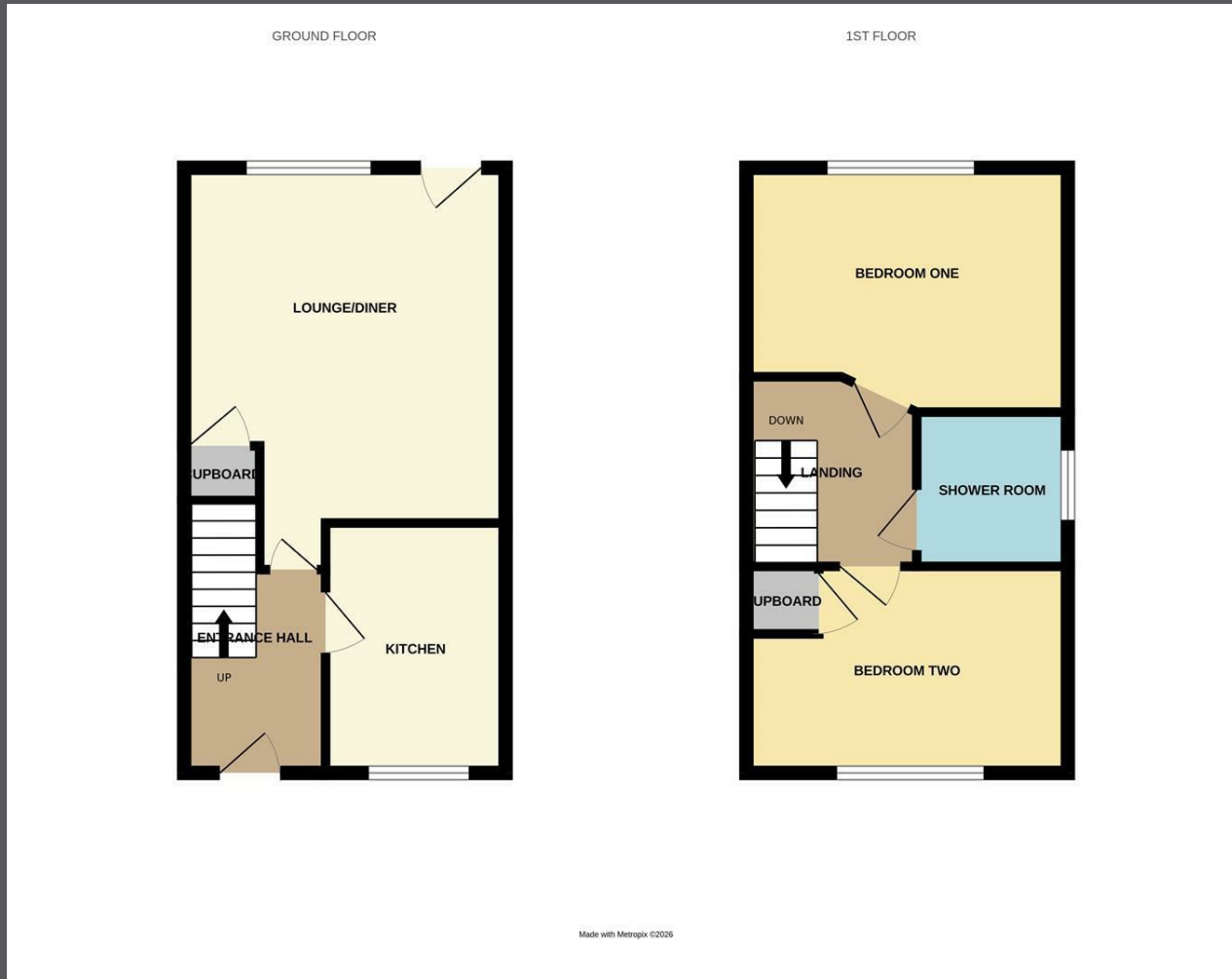
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PLAN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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).

