



KNOWLE ROAD

Bridgwater, TA6 4PY

Price **£225,000**

Tamlyns

PROPERTY DESCRIPTION

Situated on Knowle Road in the town of Bridgwater, this delightful terraced family home with three well-proportioned bedrooms, this property is ideal for families.

There is a generous garden, providing ample outdoor space. The location is particularly advantageous, as it is within walking distance of the town centre. This means that all the essential amenities, including shops, schools, and recreational facilities. The property is offered with no onward chain.

Situation

*Terraced House*3 Bedrooms*Lounge*Kitchen/Breakfast Room*Enclosed Garden*No onward Chain*

Local Authority

Somerset Council Council Tax Band: B
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



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Description

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Accommodation

All measurements are approximate

Entrance

Obscure double glazed front door with double glazed side panels into:

Hallway

Stairs rising to first floor, radiator, under stairs storage.

Lounge

11'9" x 10'5" (3.6 x 3.2)

Double glazed bay window to front, radiator, feature fire surround

Kitchen/Dining Room

18'0" x 10'9" (5.5 x 3.3)

Double glazed window to rear, range of base units and one wall unit, stainless steel sink unit, space and plumbing for washing machine, space for free standing gas cooker, tiled floor, breakfast bar, obscure double glazed window to rear giving access to the garden. through to dining area:

Dining Area

Double glazed window to rear, radiator

Landing

Loft access

Bedroom 1

12'1" x 11'9" (3.7 x 3.6)

Double glazed bay window to front, built in wardrobes with glass sliding doors, radiator

Bedroom 2

12'1" x 11'1" (3.7 x 3.4)

Double glazed window to rear, radiator, built in wardrobes, Valiant boiler in built in wardrobe

Bedroom 3

10'5" x 6'6" (3.2 x 2)

Dual aspect double glazed windows to front, radiator, built in cupboard with sliding door.

Family Bathroom

6'2" x 5'6" (1.9 x 1.7)

Obscure double glazed window to rear, white suite comprising a paneled bath, low level WC, pedestal wash hand basin, separate shower cubicle, extractor, radiator.

Outside

Front Garden

Enclosed by low level brick walling and gate giving access to the driveway, mature shrubs

Rear Garden

Enclosed by panel fencing, mainly laid to lawn with pathway leading to the rear of the garden and sheds, mature shrubs and plants, patio area for seating, side gate giving access through a passage way to the front, brick built out houses for storage.

Material Information...

PROPERTY DESCRIPTION

Additional information not previously mentioned

- 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







PLAN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(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).

