



## CLIPPER CLOSE

Bridgwater, TA6 5LA

Price **£184,950**

**Tamlyns**

## PROPERTY DESCRIPTION

16 Clipper Close is a modern, well presented 2 bedroom semi-detached house, offered for sale with no onward chain. The property benefits from gas central heating and double glazed windows.

Briefly the comprises entrance hall, Lounge, kitchen/breakfast room, to the first floor there 2 bedrooms and family bathroom.

Outside there is a driveway to the side of the property, offering 2 off road parking spaces and front and rear gardens. Viewing is highly recommended.

### Local Authority

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](mailto:house.sales@tamlyns.co.uk)



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## Accommodation

All measurements are approximate.

## Entrance Hall

Side door into entrance hall, Stairs to first floor, door into:-

## Lounge

15'10" x 8'2" (4.85 x 2.49)

Ceiling coving. Radiator, dado rails, Understairs storage cupboard, Double glazed window to front, Door to

## Kitchen/Breakfast Room

11'9" x 8'0" (3.60 x 2.44 )

Fitted with matching light wood effect wall and base units. Granite effect roll edge work surfaces with inset stainless steel gas hob with extractor over. Built-in stainless steel over under. Inset stainless steel stainless steel sink, drainer and mixer tap. Part tiled walls. Space and plumbing for washing machine. Breakfast bar. Space for fridge/freezer. Wall mounted central heating boiler. Ceramic tile effect laminate floor covering. Double glazed window to rear. Obscured single glazed door to rear.

## First Floor

## Landing

Loft access. door to built-in storage cupboard. Double glazed window to side. Doors to

## Bedroom 1

10'2" x 8'6" (3.10 x 2.61)

Radiator. Door to built-in single wardrobe. Double glazed window to front.

## Bedroom 2

11'1" x 6'2" (3.38 x 1.90 )

Ceiling coving. Radiator. Door to built-in single wardrobe. Double glazed window to rear.

## Bathroom

Fitted with 3 piece suite comprising paneled bath with shower over. Pedestal wash hand basin. Low level w/c. Radiator. Ceiling down lighting. Tiled walls and flooring. Obscured double glazed window to rear.

## Outside

Garden to front laid to lawn. Driveway to side of house providing parking for 2 cars. gate leading to rear garden.

Rear garden laid to a mixture of paved patio, lawn and timber decking. Various shrubs. Timber shed. Enclosed by timber fencing.

## Material Information...

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

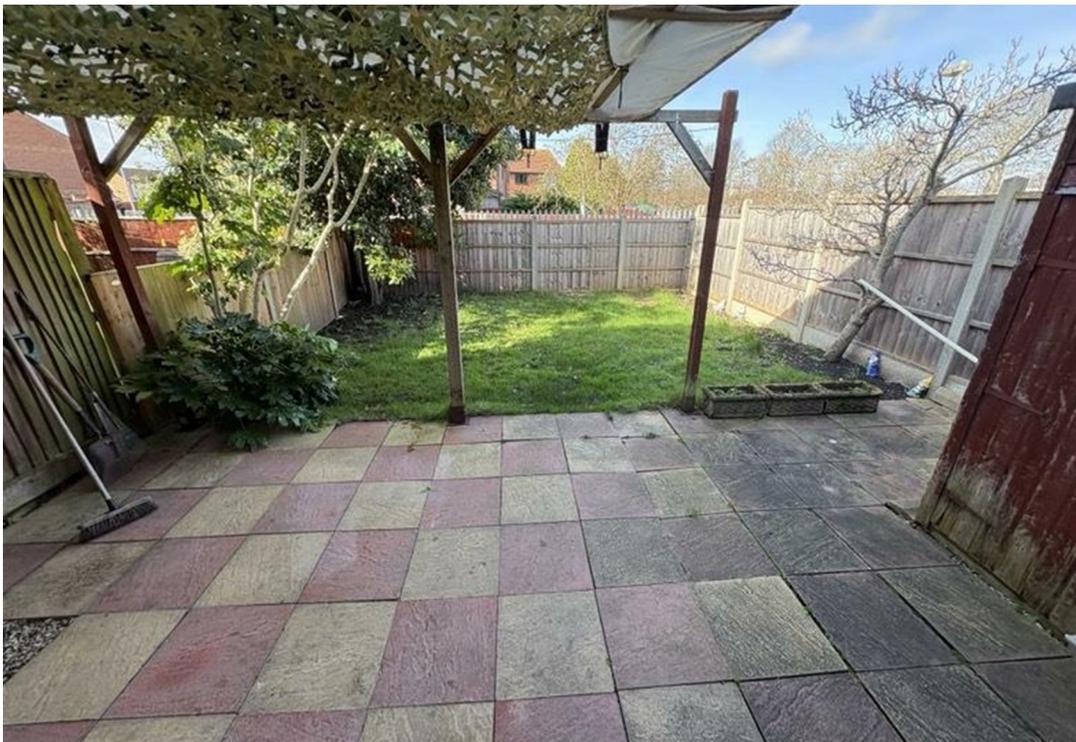
Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)

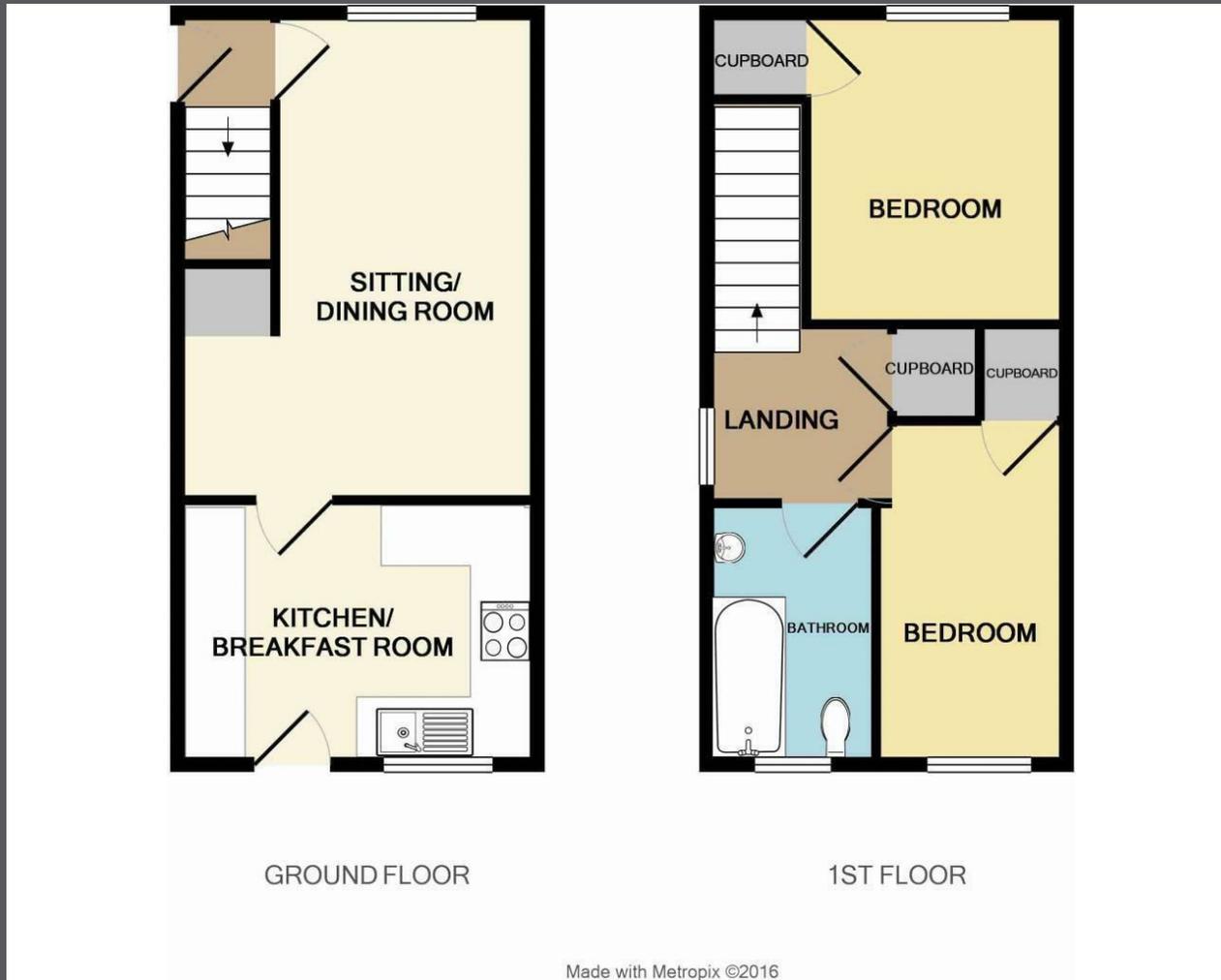
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# PLAN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</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).

