



CORAL AVENUE

Bridgwater, TA6 4YW

Offers In The Region Of £259,950

Tamlyns

PROPERTY DESCRIPTION

Nestled in the sought-after area of Coral Avenue, Bridgwater, this charming semi-detached house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, including a master en suite, this property is perfect for families. There are two bathrooms and a downstairs WC.

The home is situated in a popular location, on the outskirts of the town with easy access to the M5

Situation

*Semi Detached House*Master Bedroom with En Suite*2 further Bedrooms*Family Bathroom*Garden*Parking

Local Authority

Council Tax Band: C
Tenure: Freehold
EPC Rating: B

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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Accommodation

Entrance

Half glazed front door to:

Hallway

Cupboard enclosing fuse box, stairs rising to first floor, smoke alarm, radiator, door to:

Lounge

13'9" × 8'6" (4.2 × 2.6)

Double glazed window to front, radiator, smoke alarm door to:

Inner hallway

Downstairs WC

Low level WC, Radiator, Vanity wash had basin with cupboard under, extractor fan

Kitchen/Breakfast Room

15'5" × 9'2" (4.7 × 2.8)

Double glazed window to rear, Range of wall and base units with contrasting work surfaces, integrated double oven with separate gas hob and extractor over, stainless steel one and a half bowl sink unit with mixer tap, tiled flooring,

integrated fridge/freezer, radiator, plumbing for washing machine, into dining area with double glazed french doors to rear.

First Floor

Landing

Radiator, loft access and smoke alarm

Master Bedroom

10'9" × 9'10" (3.3 × 3.0)

Double glazed window to front, radiator, door to:

En suite

5'6" × 5'6" (1.7 × 1.7)

Obscure double glazed window to front, pedestal wash hand basin, low level WC, shower cubicle, tiled flooring, extractor fan and radiator.

Bedroom 2

11'1" × 6'6" (3.4 × 2.0)

Double glazed window to rear, radiator

Bedroom 3

10'5" × 8'6" (3.2 × 2.6)

Double glazed window to rear, radiator

Family Bathroom

6'6" × 5'6" (2.0 × 1.7)

White suite comprising, panel bath with shower over and glass screen, pedestal wash hand basin, low level WC, Radiator, tiled flooring, tiling to compliment, extractor fan.

Garden

Enclosed by panel fencing, patio area, side access to front, outside tap, shed.

PROPERTY DESCRIPTION

Parking

Allocated off road parking to front

Material Information...

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central Heating electric
- Mains drainage Sewerage
- 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

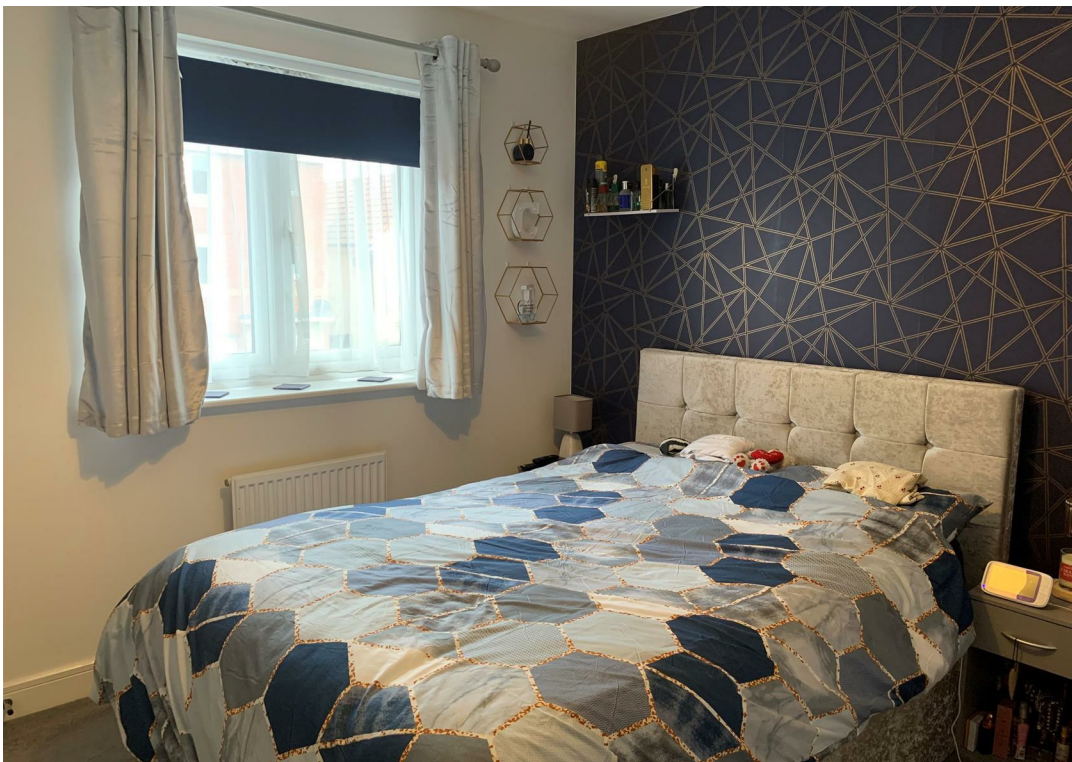
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

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

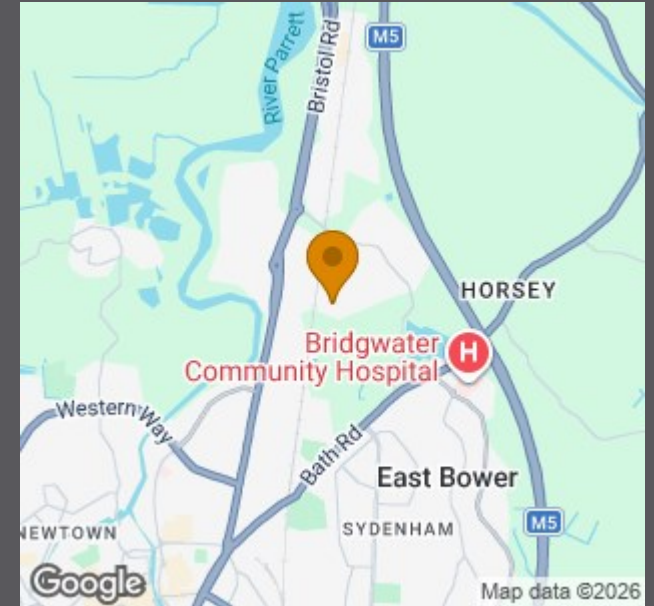
Council Tax Band C







PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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).

