



## LINDEN CLOSE

Bridgwater, TA6 5BU

Offers In The Region Of £395,000

**Tamlyns**

## PROPERTY DESCRIPTION

Nestled in the charming area of Linden Close, Bridgwater. With 3 well-proportioned bedrooms, and study which could be used as a fourth bedroom, this home is ideal for families or those seeking extra space. The property boasts two modern bathrooms, ensuring convenience for all residents. The property benefits from two bathrooms.

One of the standout features of this property is the expansive garden, additionally, the property includes three garages, a rare find that offers plenty of storage options or the potential for a workshop.

### Situation

### Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating:

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)



# PROPERTY DESCRIPTION

## Description

Situated in Linden Close, Bridgwater, off Westonzoyland Road this Semi detached house has 3 well-proportioned bedrooms, and study which could be used as a 4th bedroom, this home is ideal for families or those seeking extra space. The property boasts two modern bathrooms, ensuring convenience for all residents. The property benefits from two bathrooms.

One of the standout features of this property is the expansive garden, additionally, the property includes three garages, a rare find that offers plenty of storage options or the potential for a workshop.

## Accommodation

All measurements are approximate

## Entrance

Double glazed double doors into porch which has glazed door to hallway:

## Hallway

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

## Lounge/Dining Room

12'5" × 12'1" (3.8 × 3.7)

Double glazed bay window to front overlooking the garden, radiators, archway through to:

## Dining Area

12'5" × 12'1" (3.8 × 3.7)

Feature tiled open fireplace, radiator, through to:

## Conservatory

12'9" × 8'2" (3.9 × 2.5)

Tiled flooring, ceiling fan, electric wall heaters, double doors to rear garden.

## Kitchen

12'1" × 7'10" (3.7 × 2.4)

Range of wall and base units with contrasting roll edge work tops, stainless steel single drainer sink unit with mixer tap, double glazed window to rear, integrated electric oven, gas hob with extractor over, spot lights, space and plumbing for dishwasher, 15 pane glass door to:

## Utility

6'10" × 5'6" (2.1 × 1.7)

Double glazed window to rear, base unit with work top, stainless steel single drainer sink unit, space and plumbing for washing machine, space for tumble dryer, door to:

## Downstairs shower Room

Separate shower cubicle, double glazed window to rear, low level WC, vanity sink, tiled floor, radiator, tiling to compliment.

## Study/Bedroom 4

13'5" × 7'10" (4.1 × 2.4)

Double glazed window to front, double glazed doors to side garden, tiled floor, radiator, door to downstairs shower room, jack and jill doors from Study/bedroom 4 and utility.

## landing

Double glazed window to side, smoke alarm, wall mounted central heating control.

## Bedroom 1

12'9" × 10'5" (3.9 × 3.2)

Double glazed window to front, radiator.

## Bedroom 2

12'1" × 10'5" (3.7 × 3.2)

Double glazed window to rear, radiator.

# PROPERTY DESCRIPTION

## Bedroom 3

8'10" x 7'10" (2.7 x 2.4)

Double glazed window to front, radiator, measurement includes depth of bulk head over the stairs.

## Family Bathroom

Obscure double glazed window to rear, shower cubicle with electric shower, pedestal wash hand basin, low level WC, radiator, airing cupboard housing Worcester boiler and shelving.

## Outside

### Front Garden

Laid to lawn with mature shrubs, pathway leads to front door, parking

### Side Garden

Enclosed by panel fencing, side gate giving access to the front, laid to lawn, patio area with a feature wall enclosing the patio.

### Rear Garden

Enclosed by panel fencing, laid mainly to lawn with mature shrubs and flower borders, green house, summer house, double car port, 3 garages with power and lighting, rear access which is approached by electrically controlled gates, ample parking, enclosed veg patch

## Garages

3 separate garages which are detached from the house

## Material Information...

Additional information not previously mentioned

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

- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

Somerset Council Tax C

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:

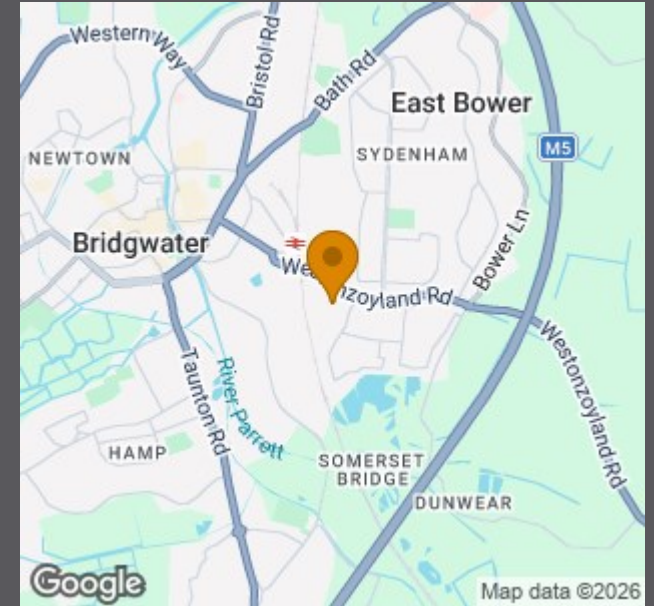
[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)







# 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>                                   |                            |           |
| (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<br>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).

