



## HATFIELD DRIVE

Bridgwater, TA6 4YG

Price Guide £215,000

**Tamlyns**

## PROPERTY DESCRIPTION

Nestled in the tranquil cul-de-sac of Hatfield Drive, Bridgwater, this semi-detached house offers a delightful living experience. With two spacious double bedrooms, this property is perfect for small families, couples, or individuals seeking a comfortable home.

The well-designed layout ensures that every inch of space is utilised effectively, providing a warm and inviting atmosphere. The living areas are bright and airy, making it an ideal setting for relaxation or entertaining guests. The property also features a well-appointed bathroom, catering to all your daily needs.

One of the standout features of this home is the convenient parking for two vehicles, a rare find in many urban settings. This added benefit allows for easy access and peace of mind, knowing that your vehicles are securely parked along with a fully fitted security system.

### Situation

Semi Detached\*2 Bedrooms\*1 Bathroom\*WC\*2 Parking spots\*Enclosed rear garden\*

### Local Authority

Somerset Council Tax Band: B

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



# PROPERTY DESCRIPTION

## Description

### Accommodation

All sizes are approximate.

### Entrance Hall

Stairs to first floor with gas radiator, consumer unit and mounted security alarm system.

### Kitchen

21'8" × 12'2" (6.624m × 3.723m)

Double glazed window to the front, up and down cupboard space with combi boiler. Space for white goods such as fridge/freezer, washing machine, tumble dryer and extended out breakfast bar separating the Kitchen and Living Room.

### Living Room

Space for relaxing with radiator and french doors out to garden

### Downstairs Cloakroom

5'1" × 2'11" (1.553m × 0.895m )

Wash basin, radiator and extractor fan

### Bedroom One

10'3" × 7'10" (3.140m × 2.390m)

Double glazed window to rear, space and space for large wardrobe.

### Bathroom

5'11" × 5'7" (1.819m × 1.704m)

Shower within bath and wash basin, radiator and extractor fan with window.

### Bedroom Two

10'3" × 7'8" (3.140m × 2.359m)

Two Double glazed windows to the front with radiator and head space box for stairs.

## Rear Garden

Low maintenance garden which has been extended with side access gate for parking.

## Parking

Allocated parking for two cars.

## Council Tax

B

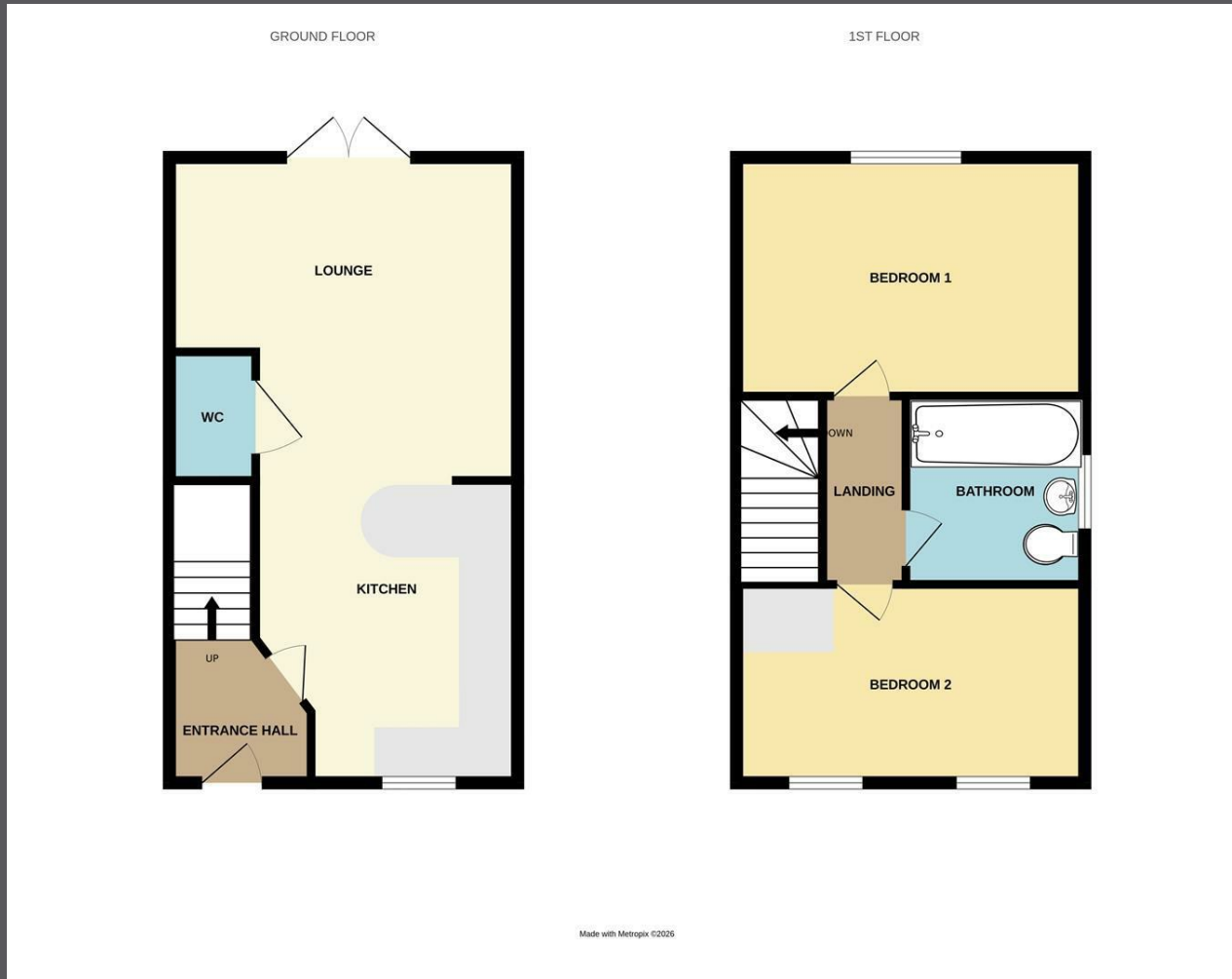
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# PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>98</b>
(81-91) <b>B</b>	<b>82</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>		
Not energy efficient - higher running costs		
<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).

