



Crowcombe Walk  
Bridgwater, TA6 7NS

Price £349,950

**Tamlyns**

## PROPERTY DESCRIPTION

An individual detached bungalow, on a good size plot, offered to the market with no onward chain and enjoying a particularly attractive situation and outlooks. EPC E

### Local Authority

Somerset Council Tax Band: D

EPC Rating: E

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

**Porch**

**Hall**

**Sitting Room**

20' x 12'2 (6.10m x 3.71m)

**Kitchen/Dining Room**

14' x 12'5 (4.27m x 3.78m)

Max.

**Conservatory**

9'8 x 7'6 (2.95m x 2.29m)

**Main Bedroom**

12'5 x 12' (3.78m x 3.66m)

**Bedroom**

9'7 x 8'11 (2.92m x 2.72m)

**Bedroom**

10'6 x 9'11 (3.20m x 3.02m)

Max.

**Bathroom**

7'11 x 7'3 (2.41m x 2.21m)

# PLAN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D		49	
(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.

