



LOXLEIGH AVENUE

Bridgwater, TA6 5BH

Asking Price £250,000

Tamlyns

PROPERTY DESCRIPTION

Comprising a period end of terrace house and gardens, with an additional, adjacent parcel of land and two garages, offered to the market with no onward chain. EPC D

Situation



Local Authority

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

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk



PROPERTY DESCRIPTION

Vestibule

Hall

Sitting Room

11'9 × 11'8 (3.58m × 3.56m)

Dining Room

11'7 × 9'3 (3.53m × 2.82m)

Breakfast Room

9'11 × 9'10 (3.02m × 3.00m)

Kitchen

9'10 × 9'7 (3.00m × 2.92m)

Sun/Utility Room

16'10 × 4'5 (5.13m × 1.35m)

Landing

Main Bedroom

15'3 × 11'8 (4.65m × 3.56m)

Bedroom Two

11'2 × 9'4 (3.40m × 2.84m)

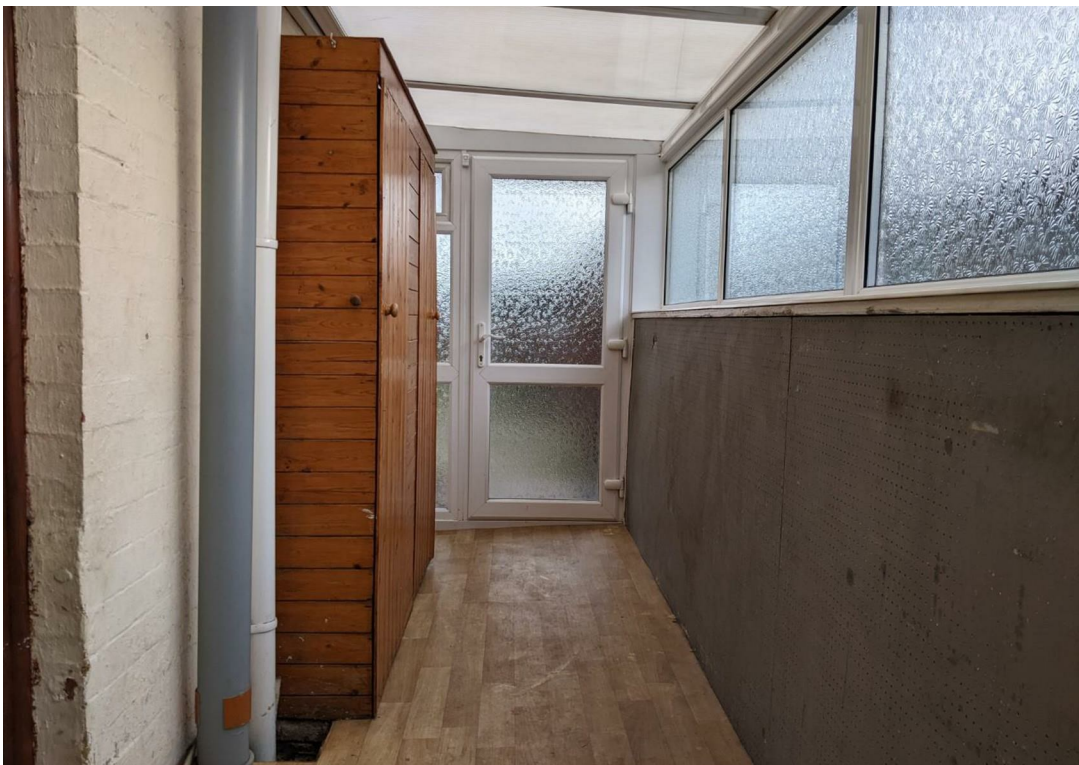
Bathroom

9'11 × 9'10 (3.02m × 3.00m)

PROPERTY DESCRIPTION







PLAN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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).

