



LEEWARD CLOSE

Bridgwater, TA6 5HQ

Price **£200,000**

Tamlyns

PROPERTY DESCRIPTION

A lovely two bedroom semi-detached house with an enclosed rear garden, conservatory and a garage, offered to the market with no onward chain. Ideal investment or first-time buy.

Situation

Local Authority

Sedgmoor Council Tax Band: A

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

Entrance

Living Room

15'10 × 12' (max) (4.83m × 3.66m (max))

Landing

Main Bedroom

10'5 × 8'8 (3.18m × 2.64m)

Bedroom Two

10'11 × 6'5 (3.33m × 1.96m)

Bathroom

7'8 × 5'2 (2.34m × 1.57m)

Garage

Material Information

Services: , electricity, water and sewerage.

Mobile telephone and broadband coverage available. To confirm the nature of the coverage and speeds, etc., please see:

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

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

The property has not flooded within the last five years. For more information, please see:

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

Description

This semi-detached house forms part of a popular, small estate, lying within easy reach of Bridgwater's town centre and railway station. The property is offered to the market with no onward chain.

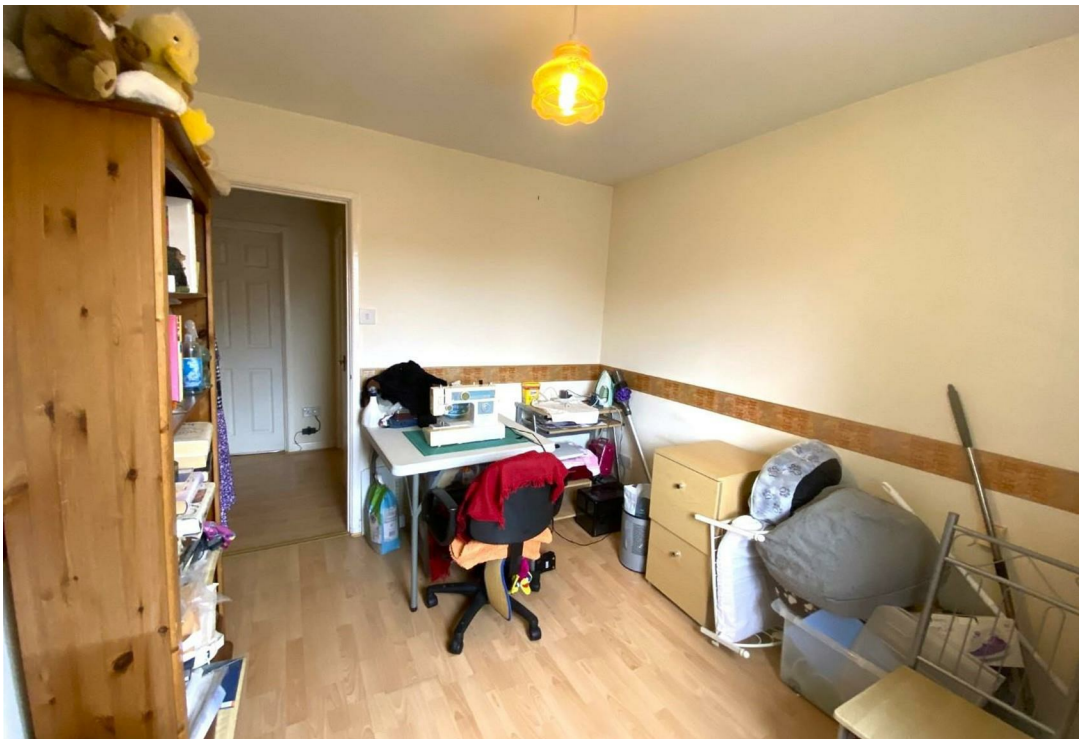
The accommodation is arranged over two floors, comprising an entrance hall, sitting room and kitchen/ Dinner leads to a conservatory on the ground floor. On the first floor, a landing provides access to two bedrooms and a bathroom. Outside, is an enclosed low maintenance rear garden, and a single garage with driveway for one car. Hot water and central heating are provided by a mains gas fed boiler.

EPC: TBC

PROPERTY DESCRIPTION







PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	68	
(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).

