



Kings Drive  
Bridgwater, TA6 4FP

Price £240,000

**Tamlyns**

## PROPERTY DESCRIPTION

A lovely Three Bedroom house with an enclosed rear garden, En-suite to Main Bedroom, a Downstairs Toilet, a garage and Driveway, offered to the market with no onward chain. Ideal investment or first-time buy.

EPC: C

### Local Authority

Sedgemoor Council Tax Band: C

EPC Rating: C

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

## Hallway Entrance

## Living Room/Dinner

15'0 x 14'6 (4.57m x 4.42m )

## Kitchen

12'1 x 7'6 (3.68m x 2.29m )

## WC

5'0 x 2'9 (1.52m x 0.84m )

## Master Bedroom

13'8 x 8'5 (4.17m x 2.57m )

## Bedroom Two

10'2 x 8'6 (3.10m x 2.59m )

## Bedroom Three

8'11 x 6'3 (2.72m x 1.91m )

## Bathroom

8'6 x 4'4 (2.59m x 1.32m )

## Description

This UPVC double glazed, gas centrally heated accommodation briefly comprises: entrance hallway, cloakroom, lounge/dining room and kitchen to the ground floor. Arranged on the first floor and accessed from the landing are three bedrooms (master with en-suite shower room) and a family bathroom. Externally, there is a Low maintenance garden with a side gate leads to the garage and Driveway for two cars.

## Material Information

Services: Gas, 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](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)

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

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

# PLAN



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

