



Spencer Close
Bridgwater, TA6 5SP

Price £172,000

Tamlyns

PROPERTY DESCRIPTION

Offered to the market, This beautifully presented One bedroom Mid-terraced house with an enclosed rear garden, open plan Lounge/Kitchen/Entertaining area, Log Burner and Three Parking Spaces. Ideal first-time buy or investment.

Local Authority

Somerset Council Council Tax Band: A

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



PROPERTY DESCRIPTION

Entrance

Kitchen/Lounge

22'7" x 13'5" (6.9m x 4.1m)

Family/Entertaining Area

12'1" x 8'10" (3.7m x 2.7m)

Bedroom

13'5" x 8'6" (4.1m x 2.6m)

Shower Room

8'9" x 4'9" (2.68m x 1.45m)

Shed

13'1" x 8'2" x 5'6" (4m x 2.5m x 1.7m)

Material Information

Services: Mains gas, 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 beautiful accommodation comprises: Open Plan kitchen/Lounge with a Wood Burner and stairs rising to the first floor, opening through to Family/Entertaining Room with access out onto the rear Garden. On the first floor there is a Shower Room and a Double Bedroom. Outside there is a low maintenance Garden Decking and a good size Shed to the rear. A Gravel area to the front providing off road parking for Two Cars. There is additional parking within a communal area to the side of the property.

PLAN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D	48	
(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.

