



## OPAL WALK

Bridgwater, TA6 4US

Price £189,950

**Tamlyns**

## PROPERTY DESCRIPTION

A modern end of terrace house offered to the market with no onward chain, ideally suited to first-time and investment buyers alike. The property further benefits from a garage and off road parking. EPC B

Situation

Local Authority

Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating: B

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

## Living/Dining Room/Kitchen

21'4 × 13'1 (6.50m × 3.99m )  
Plus lobby. Including stairs.

## Claukroom

4'11 × 4'1 (1.50m × 1.24m)

## Landing

## Bedroom One

13'1 × 10'2 (3.99m × 3.10m)

## Bedroom Two

13'1 × 8'3 (3.99m × 2.51m)  
Max.

## Bathroom

6'7 × 6'1 (2.01m × 1.85m)

## Garage

Not measured.

## Tenure

Freehold. Garage Leasehold.

## Services

Mains electricity, gas, water, drainage, telephone and broadband.

## Material Information

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)

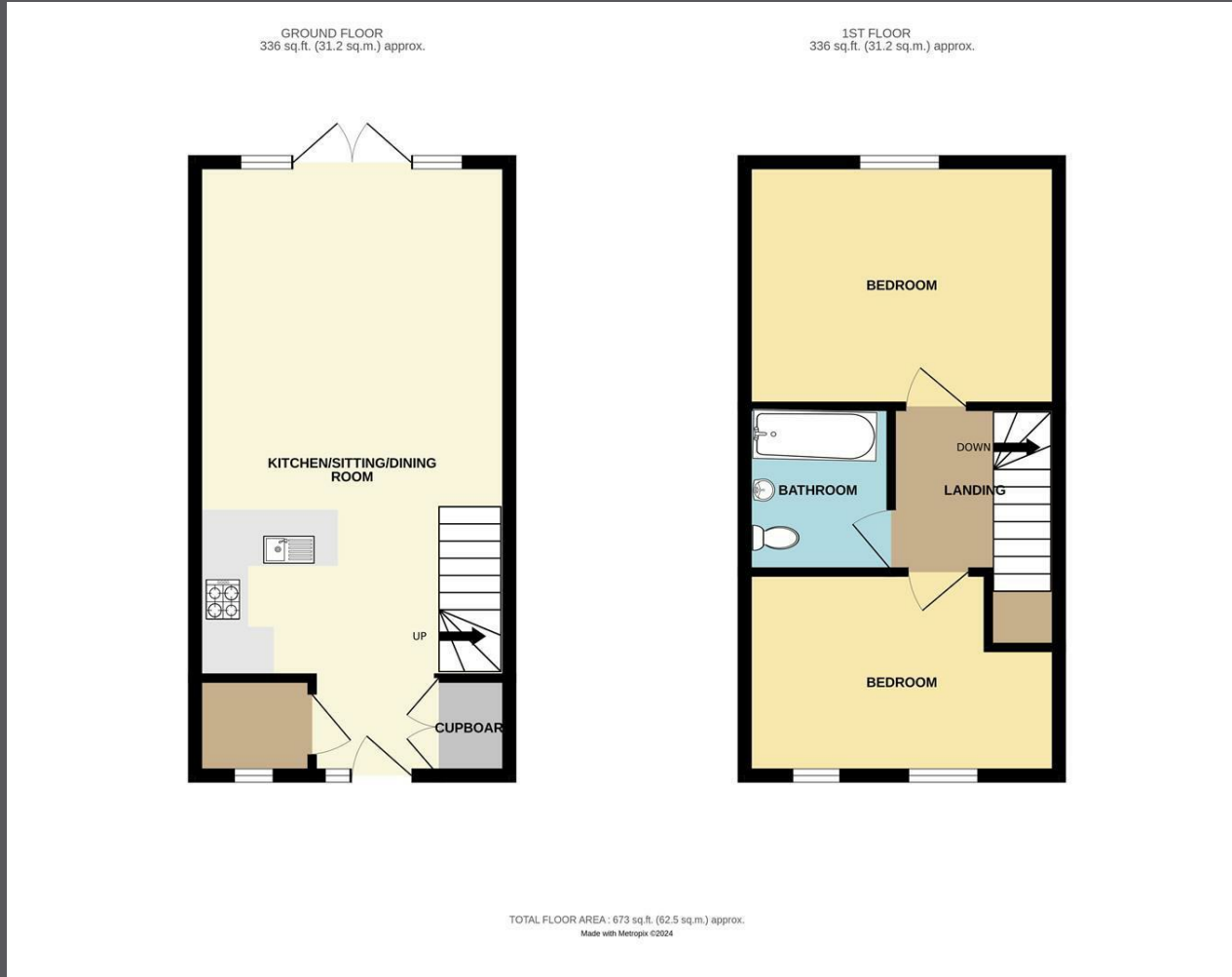
## PROPERTY DESCRIPTION







# PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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).

