

GREEN CLOSE

Holford, Bridgwater, TA5 ISB

Price £265,000



PROPERTY DESCRIPTION

A spacious and well-presented, staggered end of terrace house, situated within this pretty village on the edge of the Quantock Hills. EPC ${\sf C}$

Situation

Local Authority

Somerset West and Taunton Council Tax Band: B Tenure: Freehold 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





PROPERTY DESCRIPTION

Porch

Entrance Hall

Sitting Room

 $12'4" \times 11'5" (3.78 \times 3.48)$

Dining Room

 $10'4" \times 8'8" (3.17 \times 2.66)$

Kitchen

 $10'9" \times 7'6" (3.28 \times 2.30)$

Utility Room

 $7'4" \times 6'3" (2.25 \times 1.93)$

Landing

Main Bedroom

 $11'5" \times 10'8" (3.50 \times 3.27)$

Bedroom Two

 $11'6" \times 10'5" (3.51 \times 3.19)$

Bedroom Three

 $9'9" \times 7'4" (2.98 \times 2.24)$

Bathroom

 $7'6" \times 6'5" (2.30 \times 1.98)$

Material Information

There is a Section 157 title restriction in place, which stipulates that a buyer must have lived or worked within the local area for at least three years before

being able to purchase this property. Please note however, that we have been informed by the local council that they would consider waiving this restriction.

Services Electricity, water, drainage, telephone and broadband.

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

PROPERTY DESCRIPTION





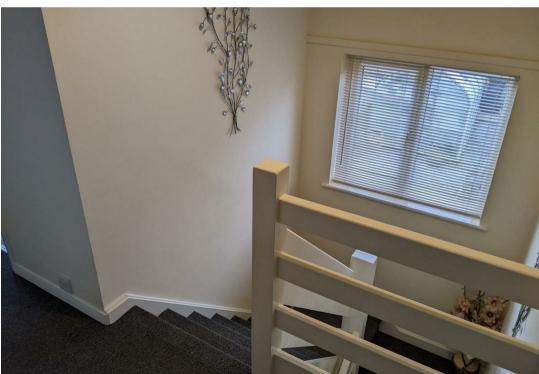














PLAN



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 uplon 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).

