



BATH ROAD

Bawdrip, Bridgwater, TA7 8PP

Price **£399,950**

Tamlyns

PROPERTY DESCRIPTION

An attractive, extended detached house, occupying a large plot and enjoying far reaching views over the Somerset Levels and beyond. EPC D

Local Authority

Council Tax Band: E
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 Hall

14'3" × 7'9" (4.36 × 2.37)
Including stairs

Dining Room

13'11" × 11'11" (4.25 × 3.64)

Living Room

12'11" × 11'10" (3.94 × 3.62)

Sitting Room

11'3" × 8'0" (3.45 × 2.45)

Conservatory

11'4" × 8'11" (3.46 × 2.73)

Kitchen/Breakfast Room

17'1" × 8'0" (5.22 × 2.45)

Additional Area

8'6" × 8'3" (2.60 × 2.53)

Utility Room

8'7" × 5'1" (2.64 × 1.55)

Cloakroom

8'7" × 2'7" (2.64 × 0.79)

Rear Porch

Landing

Main Bedroom

12'0" × 11'10" (3.66 × 3.62)
Including wardrobes

Bedroom Two

13'0" × 12'0" (3.97 × 3.66)
Including wardrobes

Bedroom Three

9'8" × 8'8" (2.95 × 2.66)

Bath/Shower Room

8'5" × 8'3" (2.57 × 2.53)

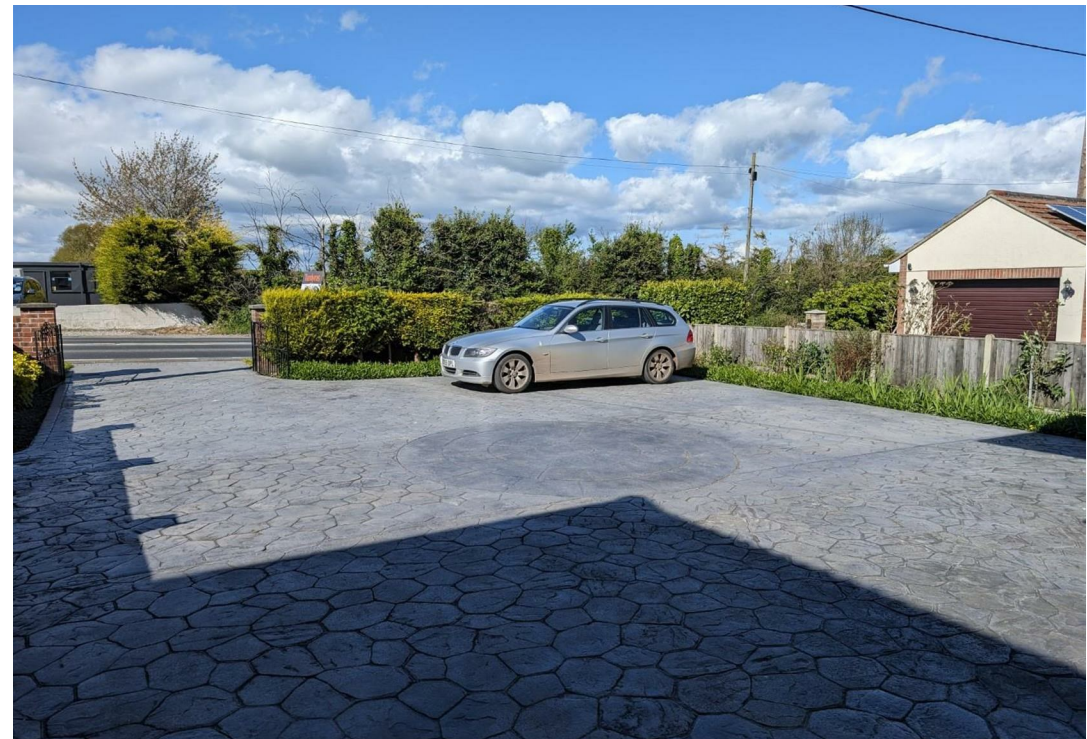
Double Garage

15'1" × 14'7" (4.60 × 4.45)

PROPERTY DESCRIPTION







PLAN



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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).

