



Viscount Square
Bridgwater, Somerset, TA6 3TZ

£995 PCM

Tamlyns

PROPERTY DESCRIPTION

A two bedroom, freshly decorated coach house located just off of the very popular NDR estate in Bridgwater, Somerset.

Situation

The local area

Local Authority

Sedgemoor District Council Council Tax Band: A

EPC Rating: C

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

bridgwater@tamlyns.co.uk



PROPERTY DESCRIPTION

Description:

A two bedroom, freshly decorated coach house located just off of the very popular NDR estate in Bridgwater, Somerset. Offers two bedrooms, one is a good size double bedroom and one smaller bedroom. A large lounge/dining area, a fitted kitchen with oven and hob, a family bathroom suite with shower over bath, hand wash basin and WC.

Newly fitted grey carpets fitted to lounge, bedrooms and hallway. Newly fitted grey vinyl flooring fitted to kitchen, dining area and bathroom.

A car port with useful store cupboard.

This property benefits from having gas central heating and double glazed UPVC windows throughout.

5 minute walk to Hinkley Point pick up bus stop. A short drive to Bridgwater Town centre and J23 off the M5 Motorway.

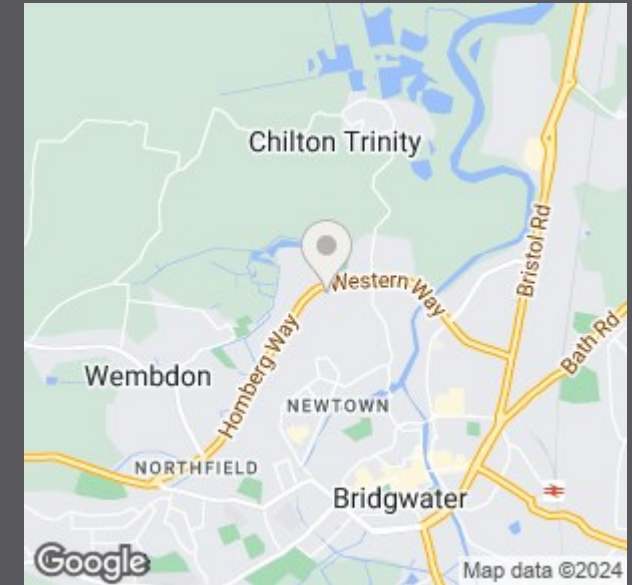
Many local amenities close by including schools.


MOBILE SERVICES AVAILABLE INCLUDE OK COVERAGE FOR DATA AND SIGNAL WITH EE, THREE, VODAFONE AND O2.

BROADBAND SERVICES AVAILABLE INCLUDE STANDARD, SUPERFAST AND ULTRAFast WITH VIRGIN MEDIA, JURASSIC FIBRE AND BT OPENREACH.

EPC C
COUNCIL TAX A
SORRY NO PETS

PLAN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(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.

