



Purley Drive  
Bridgwater, Somerset, TA6 4UN

£895 PCM

**Tamlyns**

## PROPERTY DESCRIPTION

A two bedroom, light and airy end terrace house with garage and off-road parking for 2-3 vehicles on the popular Bower Manor estate.

### Situation

### The local area

### Local Authority

Sedgemoor District Council Council Tax Band:

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](mailto:bridgwater@tamlyns.co.uk)



# PROPERTY DESCRIPTION

## **Description:**

Front door into hallway with stair to first floor and Lounge to the right, with wooden floors throughout, neutrally decorated and bowed window to the front. Through into spacious Kitchen with teak coloured wall and base units and black granite effect worktops, slot for gas/electric cooker, under counter space for washing machine and “gifted” dishwasher. Tiled floor and door into Conservatory. Conservatory with tiled floor, windows and patio doors looking onto private enclosed garden laid to patio and chippings. First floor with Family Bathroom with modern white suite comprising of bath with electric shower over, wc and wall hung sink, walls tiled white. Second Bedroom is a large single overlooking the rear garden with built in wardrobe and laminate flooring and the Master Bedroom is a double with built in wardrobe and storage cupboard and laminate flooring. The property benefits from upvc double glazing throughout, gas central heating and garage with 2-3 off road parking spaces.

PETS CONSIDERED FOR AN EXTRA £20 PCM.

# PLAN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

