



Condell Close  
Bridgwater, Somerset, TA6 3TT

£895 PCM

Tamlyns



## PROPERTY DESCRIPTION

A two-bedroom back to back house located just off of the NDR in Bridgwater, Somerset.

### Situation

### The local area

### Local Authority

Sedgemoor District Council Council Tax Band: A

EPC Rating: E

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)



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Front door leading into kitchen / lounge with modern walnut effect wood flooring, lounge with bay window and modern electric heating, modern kitchen with hi-gloss cream wall and base units to the left, only appliance is a stainless steel chimney extractor hood.

The first floor comprises of bathroom with modern white suite comprising of bath with electric shower over, WC and pedestal hand basin, stainless ladder radiator.

One double bedroom with airing cupboard, mirrored built-in wardrobe and modern black heater and a small double / single bedroom with modern black heater.

The property benefits from UPVC double glazing throughout. Two allocated parking bays and metal shed set to one side of the front garden with established trees and shrubs.

EPC E

Council Tax A

SORRY NO PETS

# PLAN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</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.

