



Cosmos Drive
Bridgwater, TA5 2SD

Price £295,000

Tamlyns

PROPERTY DESCRIPTION

Offered to the market this Modern Three Bedroom Detached House with an enclosed rear garden, En-suite to Main Bedroom, a Downstairs Toilet, a garage and Driveway, EPC: B

Local Authority

Sedgmoor Council Tax Band: C

EPC Rating: B

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

Living Room

15'7" x 10'11" (4.76m x 3.33m)

Kitchen/Dinner

14'5" x 11'5" (4.40m x 3.50m)

Downstairs Toilet

5'6" x 3'2" (1.70m x 0.99m)

Landing

Master Bedroom

8'1" x 11'3" (2.47m x 3.45m)

En-Suite

7'6" x 4'7" (2.31m x 1.40m)

Bedroom Two

9'11" x 9'6" (3.04m x 2.90)

Bedroom Three

9'6" x 7'7" (2.91m x 2.32)

Family Bathroom

7'4" x 5'6" (2.26m x 1.68m)

Material Information

Services: Mains gas, electricity, water and sewerage.

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:

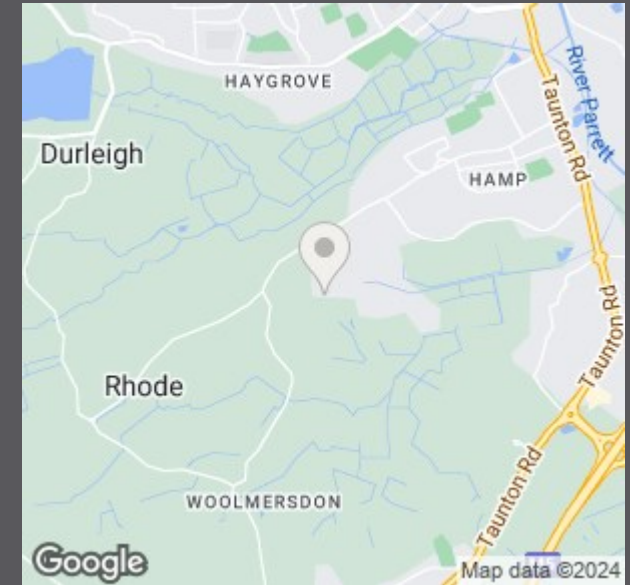
flood-map-for-planning.service.gov.uk/location

Description

A Modern three bedroom Detached house located on the popular 'Wilstock Village' development. The property benefits from gas central heating, off road parking for multiple vehicles, single garage, fully enclosed rear garden and full UPVC double glazing throughout. The accommodation comprises in brief; entrance hall, sitting room, kitchen/dining room, utility area and ground floor cloakroom. To the first floor are three bedrooms (master with en-suite shower room) and family bathroom.

Energy Rating: B-84.

PLAN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.

