

**RYDON CRESCENT** 

Cannington, Bridgwater, TA5 2JT

Asking Price £670,000

Tamlyns

# PROPERTY DESCRIPTION

A truly stunning house, immaculately presented throughout, significantly remodelled and extended, and boasting a very impressive EPC rating of B (83).

Situation

## Local Authority

Somerset Council Tax Band: D Tenure: Freehold 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

#### Hall

 $15'2" \times 12'0"$  (4.64  $\times$  3.67) Including stairs and w/c.

## Study

 $8'11" \times 8'8" (2.73 \times 2.66)$ 

W/C

### Living Room

 $21'4" \times 17'0" (6.51 \times 5.19)$ 

#### Kitchen/Breakfast/Dining Room

 $27'5" \times 13'9" (8.37 \times 4.21)$  Including units.

### Landing

#### Main Bedroom

 $15'11" \times 14'2" (4.87 \times 4.32)$ 

#### Walk-in Wardrobe

 $11'4" \times 5'10" (3.47 \times 1.78)$ 

#### **En-Suite**

 $7'11" \times 6'5" (2.42 \times 1.97)$ 

#### **Bedroom**

 $13'6" \times 12'0" (4.12 \times 3.66)$ 

#### Bedroom

9'3" × 9'0" (2.83 × 2.75)

#### Bedroom

 $9'2" \times 9'0" (2.81 \times 2.75)$ 

## Family Bathroom

 $8'7" \times 5'10" (2.64 \times 1.78)$ 

## Second Floor Landing

#### Bedroom

 $18'1" \times 14'10" (5.52 \times 4.53)$ 

#### **En-Suite**

 $6'2" \times 4'11" (1.88 \times 1.50)$ 

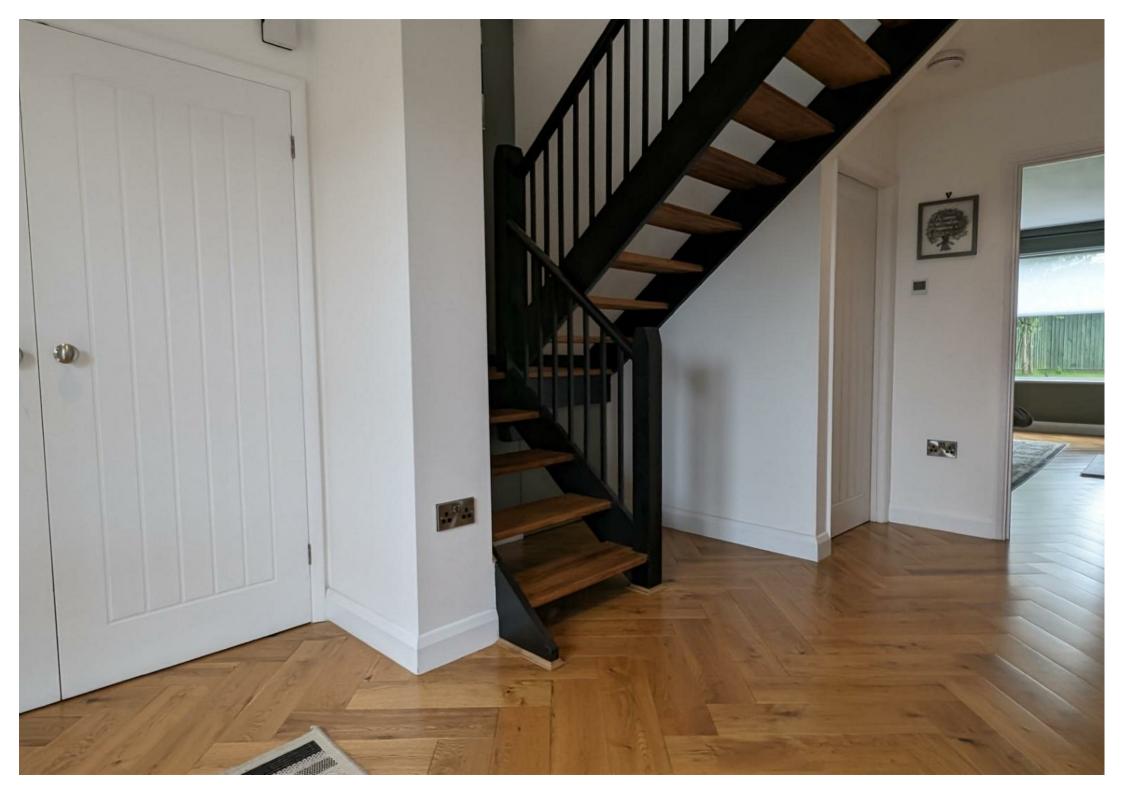
## Garage/Workshop

 $14'4" \times (4.37 \times)$ 

#### Material Information

Full details to be confirmed.

## PROPERTY DESCRIPTION



















## PLAN

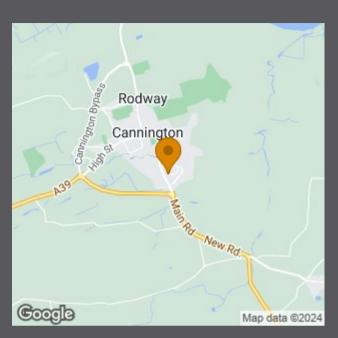


#### **IMPORTANT NOTICE**

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 uplon 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).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales  EU Directive 2002/91/EC		







