



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" × 12'0" (4.64 × 3.67)
Including stairs and w/c.

Study

8'11" × 8'8" (2.73 × 2.66)

W/C

Living Room

21'4" × 17'0" (6.51 × 5.19)

Kitchen/Breakfast/Dining Room

27'5" × 13'9" (8.37 × 4.21)
Including units.

Landing

Main Bedroom

15'11" × 14'2" (4.87 × 4.32)

Walk-in Wardrobe

11'4" × 5'10" (3.47 × 1.78)

En-Suite

7'11" × 6'5" (2.42 × 1.97)

Bedroom

13'6" × 12'0" (4.12 × 3.66)

Bedroom

9'3" × 9'0" (2.83 × 2.75)

Bedroom

9'2" × 9'0" (2.81 × 2.75)

Family Bathroom

8'7" × 5'10" (2.64 × 1.78)

Second Floor Landing

Bedroom

18'1" × 14'10" (5.52 × 4.53)

En-Suite

6'2" × 4'11" (1.88 × 1.50)

Garage/Workshop

14'4" × (4.37 x)

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 upon 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) 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	

