



Available with no onward chain is this charming older style semi detached house located on the eastern fringe of the town providing convenient access to the motorway and national retail shops.

The property consists of 2 reception rooms and a generous kitchen, a double glazed conservatory as well as a first floor refitted shower room and 3 bedrooms.

Outside there is a generous west facing rear garden with detached garage and driveway approached from the rear.

To fully appreciate the size of this home, an early viewing is considered essential. No chain.



### Key Features

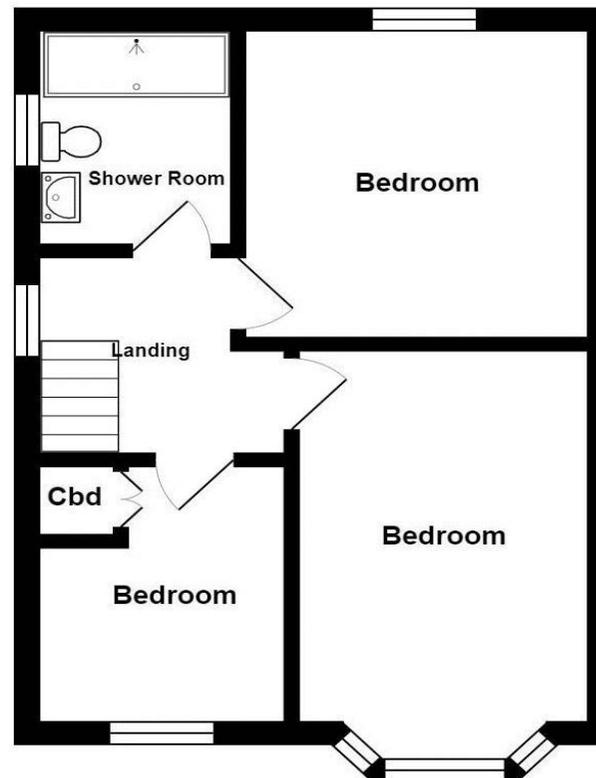
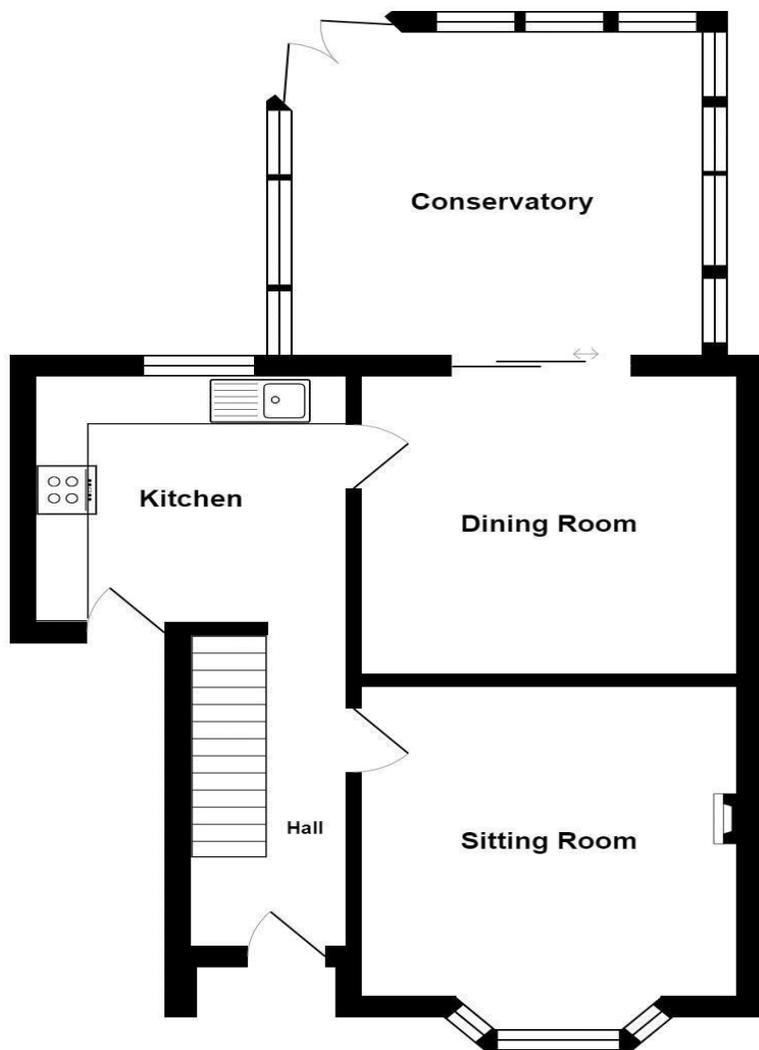
- An older style semi detached house
- Highly convenient location with good access to the M5 and Hankridge Park Retail Shops
- Entrance hallway with tiled floors leading into generous kitchen with side access door
- Seperate lounge and dining room
- Spacious double glazed conservatory
- Three first floor bedrooms
- Refitted shower room
- Double glazing and gas heating
- Large rear garden with garage and driveway to the rear
- No onward chain





**Directions:** From the town centre or leaving the M5 motorway at junction 25, proceed to the traffic light system beside Creech Castle. Turn right into Bridgwater Road (turn left if arriving from the motorway) and continue for approximately 400 yards and the property will be found on the right hand side and identified by our For Sale board.





**Tenure:** Freehold

**Tax band:** C

**Services:** The property is connected to mains water, mains electricity and mains gas.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



**DISCLAIMER:** These particulars are not to form part of a sale contract owing to the possibility of errors/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels, and other items not mentioned are specifically excluded unless otherwise agreed within the Sale of contract Documentation or left in situ upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters which may affect the legal title. The agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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