

Guide Price
£375,000
Freehold



Monmouth Farm Close, Bridgwater, TA6 4SP

4 Bedrooms, Detached House

- Detached four-bedroom property
- Desirable cul-de-sac
- Two bathrooms with storage
- Garage & Parking
- Spacious reception rooms

- Double glazing throughout
- Council Tax Band E
- Fully equipped kitchen
- No Onward Chain



Material Information	
Council Tax Band & Charge for Current Year	Band E £2,919.52 2023/24
EPC Rating & Date Carried Out	TBC
Building Safety Issues	Non-Reported
Mobile Signal	Good
Provides official indoor and outdoor coverage predictions across all major UK networks	
www.ofcom.gov.uk	
ePact Mobile Coverage Map	
Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data.	
www.epect.com	
Most Data Mobile Mast Summary	
Shows mast locations and coverage details for each mobile provider across the UK	
www.mastdata.com	
Construction Type	Standard Construction
Existing Planning Permission	No Applications Currently Registered
Coalfield or Mining	N/A
The information provided above has been obtained directly from the sellers or their representatives. While every effort has been made to ensure its accuracy, we cannot guarantee its completeness or reliability and advise interested parties to carry out their own due diligence.	

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	57 D
21-38	F		
1-20	G		

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