Wellington Road
Bridgwater, TA6 5EZ

Price £179,950

Tamlyns

PROPERTY DESCRIPTION

A lovely three bedroom period mid-terrace home with spacious accommodation, open plan Lounge/Diner along with a good size conservatory and low maintenance rear garden. Situated within walking distance from the town centre and local amenities.
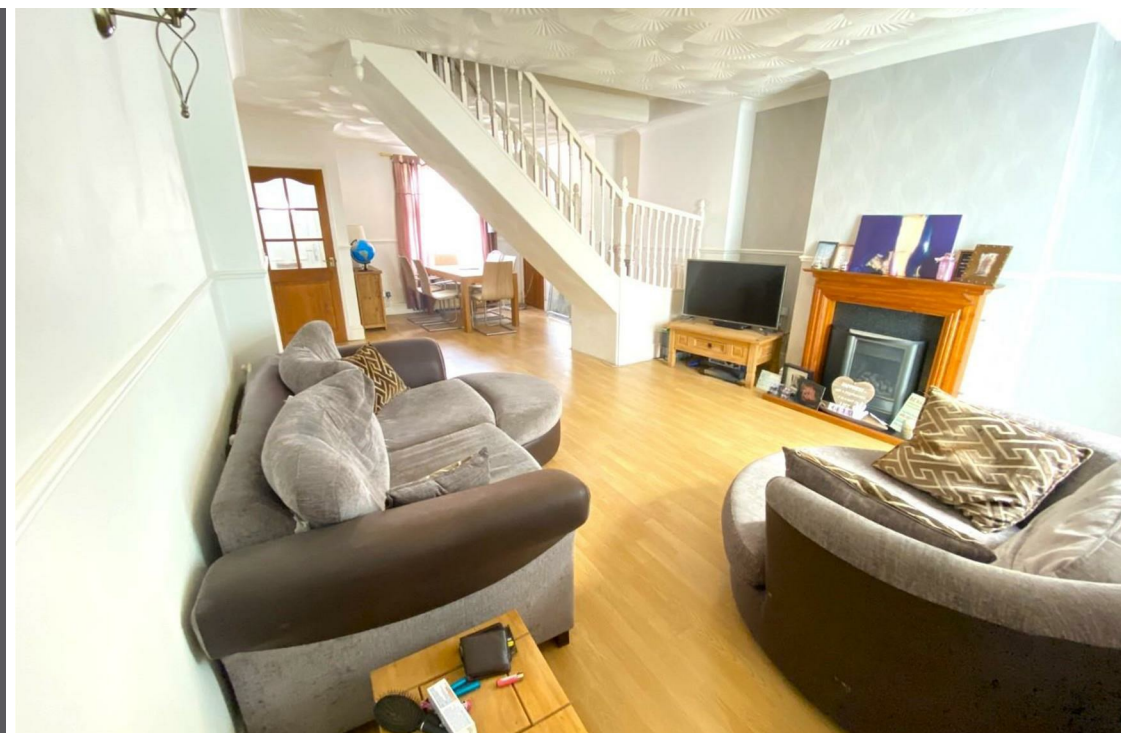
EPC: TBF

Local Authority

Sedgemoor Council Tax Band: A

EPC Rating:

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

Porch

Lounge/Diner
26'0" x 14'6" (7.95m x 4.43m)

Kitchen
9'9" x 6'5" (2.98m x 1.98m)

Bathroom
6'5" x 5'5" (1.98m x 1.67m)

Conservatory
17'7" x6'9" (5.38m x2.06m)

Landing

Master Bedroom
13'4" x 10'4" (4.07m x 3.17m)

Bedroom Two
12'0" x 7'4" (3.67m x 2.25)

Bedroom Three
8'9" x 6'9" (2.69m x 2.06m)

Material Information
Tenure: Leasehold. Years Remaining: 830 years . Ground Rent: £1.37 Per
Annum.

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

PLAN

GROUND FLOOR
740 sq.ft. (68.7 sq.m.) approx.

BATHROOM

LOBBY (B)

CONSERVATORY

KITCHEN

LOUNGE/DINER

UP

STORAGE

PORCH

1ST FLOOR
454 sq.ft. (42.1 sq.m.) approx.

BEDROOM TWO

BEDROOM THREE

LANDING

CUPBOARD

DOWN

MASTER BEDROOM

TOTAL FLOOR AREA : 980sq.ft. (91.0 sq.m.) approx.
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Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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.

Tamlyns