



LYNDALE AVENUE

Bridgwater, TA6 3PS

Price **£265,000**

Tamlyns

PROPERTY DESCRIPTION

An attractive period, mid-terraced house, offered to the market with no onward chain, having benefited from a range of recent improvement works*. EPC F

Situation

Local Authority

Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating: F

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

The accommodation is arranged over two floors, comprising an entrance hall, sitting/dining room, kitchen/breakfast room and cloakroom on the ground floor. On the first floor, a landing provides access to three bedrooms and a bathroom.

Outside is a courtyard rear garden and a garage. The property is warmed by gas central heating and is fitted with UPVC double glazing to all external windows and doors.

Entrance Hall

Sitting/Dining Room

13'3 × 11'7 + 13'3 × 9'4 (4.04m × 3.53m + 4.04m × 2.84m)

Kitchen/Breakfast Room

19'0 × 7'10 (5.79m × 2.39m)
Plus Bay.

Cloakroom

7'10 × 3'8 (2.39m × 1.12m)

Landing

Bedroom One

13'3 × 9'3 (4.04m × 2.82m)

Bedroom Two

13'4 × 7'9 (4.06m × 2.36m)

Bedroom Three

9'8 × 6'10 (2.95m × 2.08m)

Bathroom

10'4 × 8'0 (3.15m × 2.44m)

Material Information

* The property has been renovated following a fire.

Tenure. Freehold.

Services. Electricity, gas, water and drainage.

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

PROPERTY DESCRIPTION







PLAN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	29	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 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).

