



## BRISTOL ROAD

Bridgwater, TA6 4BW

Offers In Excess Of £210,000

**Tamlyns**



## PROPERTY DESCRIPTION

Very well presented 2/3 bedroom home, situated on the Bristol Road in the Market town of Bridgwater.

With accommodation comprising entrance hall, lounge with study area within, dining room / bedroom 3, kitchen, conservatory and to the first floor 2 double bedrooms and bathroom.

Outside there are front & rear gardens along with the added benefit of a garage to the rear.

Viewing is highly recommended.

### Situation

\* 2/3 Bedrooms \* 1/2 Reception \* Kitchen \* Conservatory \* Study Area \*  
Bathroom \* Front & Rear Gardens \* Viewing Recommended

### Local Authority

Somerset Council Council Tax Band: A

Tenure: Freehold

EPC Rating: C

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON  
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 454500**

[house.sales@tamlyns.co.uk](mailto:house.sales@tamlyns.co.uk)



# PROPERTY DESCRIPTION

## Accommodation

All measurements are approximate.

### Entrance Porch

Front door leading into entrance porch with Oak flooring and further part glazed door into:

### Entrance hall

Oak flooring, radiator, understairs storage, stairs to first floor, doors to

### Dining Room / Bedroom 3

10 x 11 (3.05m x 3.35m)

Double glazed window to the front, radiator, storage cupboards, Oak flooring feature fire place.

### Lounge

16'6 x 14'6 narrowing 11'1 (5.03m x 4.42m narrowing 3.38m)

L-shaped lounge with Oak flooring, radiator, feature fireplace with insert log burner, storage cupboard and utilised understairs space with built in study area,, door to kitchen and double doors leading to conservatory.

### Kitchen

15'7 x 5'3 (4.75m x 1.60m)

Range of units with worktop over, space for fridge/freezer, space & plumbing for washing machine, space & plumbing for slimline dishwasher, space for cooker with extractor over, double glazed window to rear and side, larder cupboard and oak flooring.

### Conservatory

14'6 x 7'7 (4.42m x 2.31m)

Storage cupboard and doors leading to the rear garden.

### First Floor Landing.

## Master Bedroom

13'5" x 8'11" (4.09m x 2.74m)

Double glazed window to the front, radiator, 2 x storage cupboards.

## Bedroom 2

13'5 x 8'14 (4.09m x 2.44m)

Double glazed window to the rear, radiator, storage cupboard housing wall mounted boiler.

## Bathroom

10'4 x 6'18 (3.15m x 1.83m)

Double glazed window to the rear, radiator, heated towel rail, panelled bath with shower over, low level w/c, pedestal wash hand basin, extractor fan, storage cupboard.

## Outside

### Front Garden

Walled garden, mainly laid to lawn with a range a mature plants & shrubs, pathway leading to front door.

### Rear Garden

Enclosed rear garden, with various areas patio area, area of lawn, range of plant & shrubs, sheds for storage rear access to the garage.

### Garage

Up and over door , light and power.

## Description

Very well presented 2/3 bedroom home, situated on the Bristol Road in the Market town of Bridgwater.

With accommodation comprising entrance hall, lounge with study area within, dining room / bedroom 3, kitchen, conservatory and to the first floor 2 double

# PROPERTY DESCRIPTION

bedrooms and bathroom.

Outside there are front & rear gardens along with the added benefit of a garage to the rear.

Viewing is highly recommended.

## **Material Information...**

Additional information not previously mentioned

- Mains electric, gas and water.
- Not on a water meter.
- Gas central Heating
- Mains sewage
- No flooding in the past 5 years
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)















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).

