



**ASHGROVE WAY**

Bridgwater, TA6 4UB

**Price £212,500**

**Tamlyns**



## PROPERTY DESCRIPTION

Situated in Ashgrove Way, Bridgwater, this charming mid terraced house presents an excellent opportunity for both first-time buyers and investors alike.

The property briefly comprises of Lounge, Kitchen, 2 bedrooms and family bathroom, outside there is an enclosed rear garden, garage and off street parking.

### Situation

\*2 Bedroom Terraced House \*Lounge \*Kitchen \* Front & Rear Gardens \* Garage & Off Street Parking  
\*No Onward Chain \* Viewing Recommended

### Local Authority

Somerset Council Tax Band: A  
Tenure: Freehold  
EPC Rating: D

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

## Description

Situated in Ashgrove Way, Bridgwater, this charming mid terraced house presents an excellent opportunity for both first-time buyers and investors alike.

The property briefly comprises of Lounge, Kitchen, 2 bedrooms and family bathroom, outside there is an enclosed rear garden, garage and off street parking.

## Accommodation

All sizes are approximate

## Front Entrance

Half double glazed patterned door to inner hallway with hanging space and a half glazed decorative door to:

## Lounge

16'7 × 11'7 (5.05m × 3.53m)

Double glazed front window to front aspect, radiator, T V Point. Feature fireplace with ornamental Electric Fire, stairs rising to first floor, further radiator, door to

## kitchen / diner

11'7 × 9'1 (3.53m × 2.77m)

Range of wall and base units with contrasting work top, space for electric cooker with extractor over, one and a half bowl stainless steel sink unit with mixer tap. Space and plumbing for washing machine, wall mounted central heating boiler ( Newly installed), tiled splashback, spot lighting, space for free standing fridge/freezer, radiator, half glazed double glazed door to rear garden.

## Landing

Stairs rising to first floor, smoke alarm, loft access, door to

## Bedroom One

11'6 × 9'2 (3.51m × 2.79m)

Double glazed window to rear aspect, radiator, built in wardrobes with glass sliding doors

## Bedroom two

11'7 8'2 (3.53m 2.49m)

Double glazed window to front aspect, radiator

## Bathroom

White suite comprising of Panel Bath with electric power shower over with glass screen, pedestal wash hand basin, low level WC, shaver point, radiator, extractor fan, airing cupboard. Tiling to compliment

## Garage

Single garage with up and over door and parking with side entrance leading to the rear of gated entrance of the garden

## Rear Garden

Enclosed by panel fencing with conifer hedging to the rear, with a patio and summer house, mainly laid to lawn, rear access gate.

## Front Garden

Laid to lawn with pathway leading to front ornate half double glazed door.

## Material Information...

Additional information not previously mentioned

- Mains electric & gas.
- Water metered.
- Gas Central Heating
- Mains sewerage.
- No Flooding in the last 5 years.
- Broadband and Mobile signal or coverage in the area.

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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)





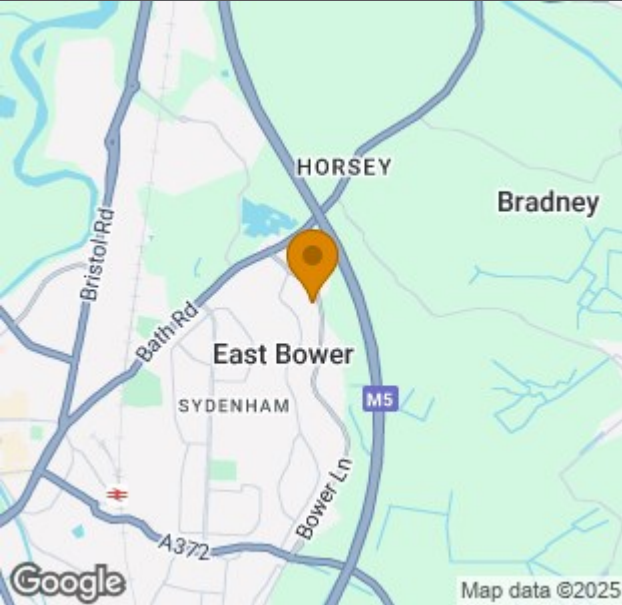









PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>66</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 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).

