



RHODE LANE

Bridgwater, TA6 6HZ

Offers Over £204,950

Tamlyns

PROPERTY DESCRIPTION

Very well presented extended 2 bedroom terraced home with a double garage to rear, extensively modernized to a high standard, viewing highly recommended.

Situation

*Extended 2 Bedroom home *Open plan living accommodation *Lounge *Kitchen Dining Room *Utility Room * 2 Double Bedrooms * Bathroom *Enclosed Rear Garden *Double Garage.

Local Authority

Somerset. 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



PROPERTY DESCRIPTION

Accommodation

All measure are approximate

Lounge area

13'2 x 14 (4.01m x 4.27m)

Open plan ground space comprising of lounge, dining area kitchen, double glazed window to the front, radiator, slide door to under-stairs cupboard.

Kitchen / Diner

20'4 x 14 (6.20m x 4.27m)

L- shaped kitchen / dining area (20'4 narrowing to 9'5, 14' narrowing to 9'5)
Kitchen with a range of base units with work surface over, sink unit, space for
fridge freezer, sliding door into walk in larder, sliding door into utility room,
double glazed window to rear, door leading to the rear garden, dining area with
space for table & chairs.

Utility Room

9'2 x 4'5 (2.79m x 1.35m)

Obscure double glazed window to rear, plumbing and space for washing
machine, space for tumble dryer, base units with work top over, sink unit, low
level w/c.

Stairs to first floor

Landing

Loft access, doors to

Master Bedroom

14'9 x 9 (4.50m x 2.74m)

2 x Double glazed windows to the front, radiator, feature fireplace, sliding door
into wardrobe.

Bedroom 2

12'8 x 7'7 to wardrobes (3.86m x 2.31m to wardrobes)

Double glazed window to the rear, radiator, built in wardrobes.

Bathroom

9'9 x 7'8 (2.97m x 2.34m)

Obscure double glazed window to the rear, low level w/c, pedestal wash hand
basin, paneled bath, enclosed double shower cubicle, extractor fan.

Outside

Front Garden

Mainly laid to chippings with range of shrubs.

Rear garden

Enclosed rear garden laid to patio with access into

Double Garage

19 x 16 (5.79m x 4.88m)

Double garage with up & over roller door, light & power.

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to rear; extensively modernized to a high standard, viewing highly
recommended.

Material Information...

Additional information not previously mentioned

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

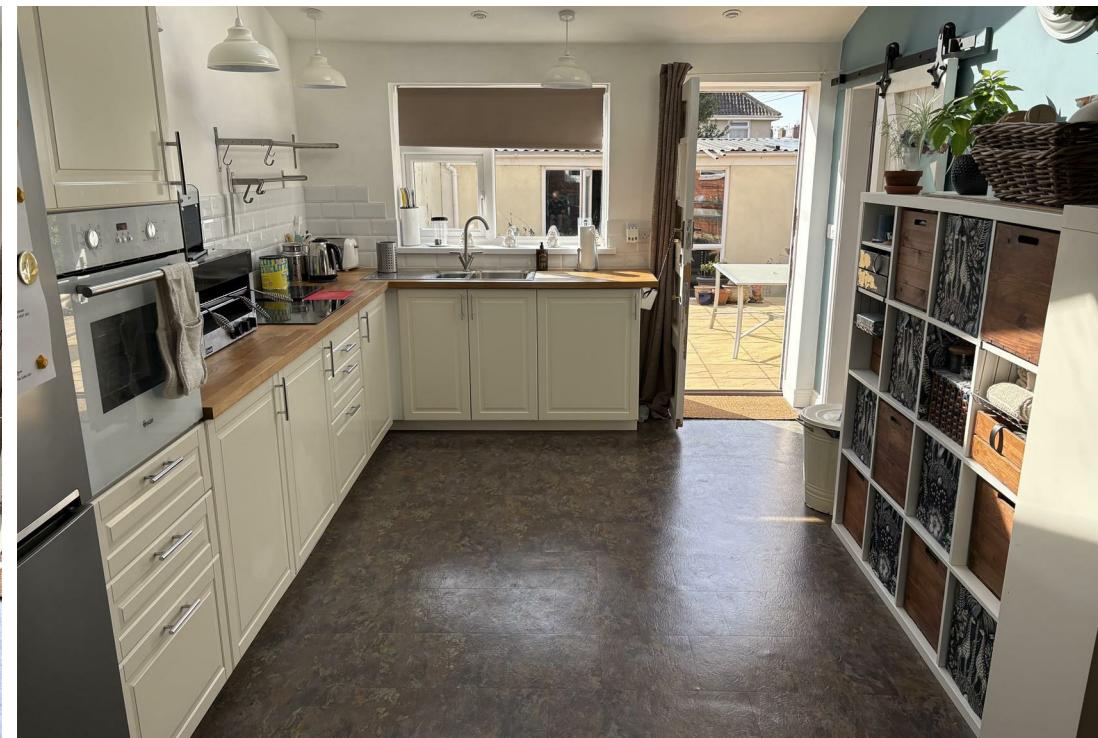
For an indication of specific speeds and supply or coverage in the area, we
recommend potential buyers to use the
Ofcom checkers below:

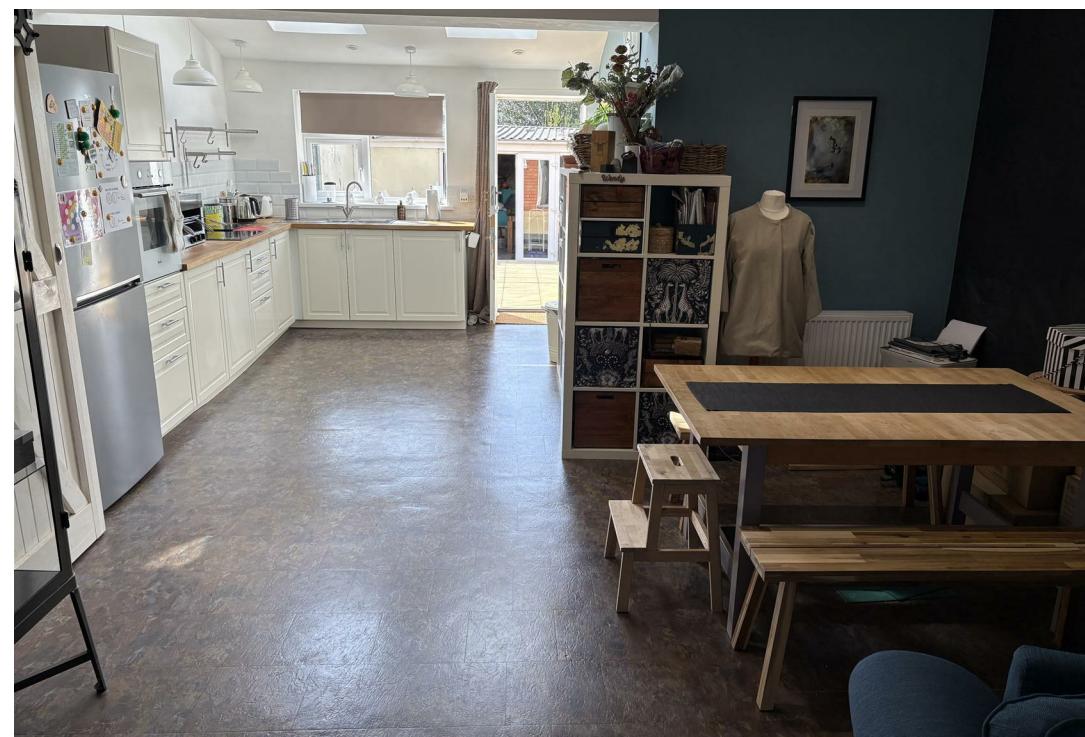
PROPERTY DESCRIPTION

checker.ofcom.org.uk/en-gb/mobile-coverage
checker.ofcom.org.uk/en-gb/broadband-coverage

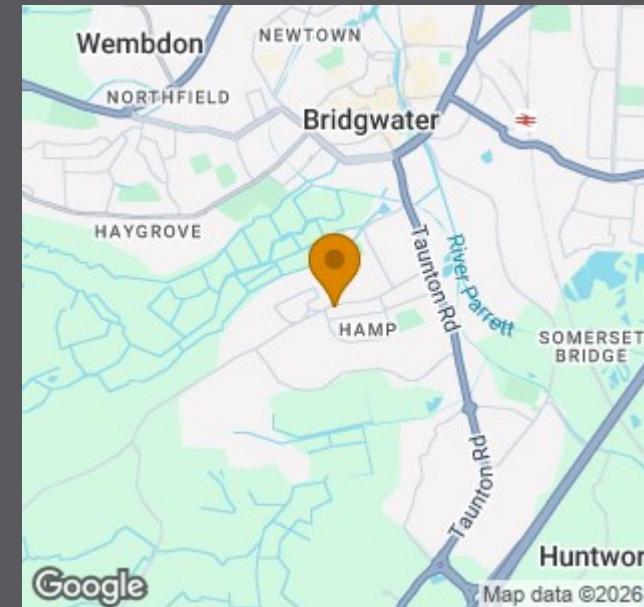
Flood Information:
flood-map-for-planning.service.gov.uk/location







PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	76	
(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 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).

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