



MARIGOLD ROAD

Bridgwater, TA5 2SH

Price £245,000

Tamlyns

PROPERTY DESCRIPTION

Perfect for first time buyers!

An extremely well presented two double bedroom semi-detached house with two parking spaces.

The accommodation comprises entrance hall, lounge, kitchen/dining room with utility area and w.c. off, two double bedrooms, bathroom, rear garden with shed and allocated parking for two vehicles.

Situation

Positioned in a desirable location at the far end of Wilstock village, fronting onto greenery and field views. Conveniently close to access for the M5 and the local towns of Taunton and Bridgwater.

Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: B

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 (Measurements are approximate)

Front door to the:

Entrance Hall

Stairs rising to the first floor and door through to the:

Lounge

13'10" × 13'9" (4.24 × 4.20)

You will find a spacious lounge with access to the under-stair storage.

Upvc double glazed window to the front and door to the:

Kitchen/Dining Room

13'9" × 10'5" including utility area (4.20 × 3.19 including utility area)

The modern kitchen/diner is thoughtfully designed creating an ideal space for cooking and dining.

Upvc double glazed French doors leading out to the attractive rear garden.

Utility Area

Useful utility space with access to the:

Cloakroom

5'1" × 3'10" (1.57 × 1.19)

Close coupled w.c. and hand wash basin.

First Floor Landing

Accessing the two first floor double bedrooms and family bathroom.

Bedroom 1

13'9" × 9'2" (4.20 × 2.80)

The property boasts two sizeable double bedrooms with space for multiple storage units.

Upvc double glazed window to the rear.

Bedroom 2

13'9" × 8'11" (4.20 × 2.72)

The front bedroom boasts views of greenery and field views.

Family Bathroom

8'2" × 5'7" (2.51 × 1.72)

The generously sized bathroom is complete with floor to ceiling tiles surrounding the bath and comprises bath with shower over and screen, feature wash hand basin set to a vanity unit and close coupled w.c.

Outside

To the front of the property is a pathway leading to the front door with shrubs and plants to the side.

Side gate opens to the:

Attractive Rear Garden

37'8" × 21'3" (11.5 × 6.5)

The property has a beautifully landscaped rear garden with side access to two allocated parking spaces adding to the convenience of this delightful home.

The garden is laid to lawn with pathway and raised planters with borders leading to a good size patio seating area.

Garden measurements: W 6.5m, L 11.5m

Side access: W 1.8m, L 5.6m

Parking

Allocated parking for two vehicles.

Charges

Annual Estate Management Charge: £170.00

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Material Information...

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- 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:

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

Agents Note

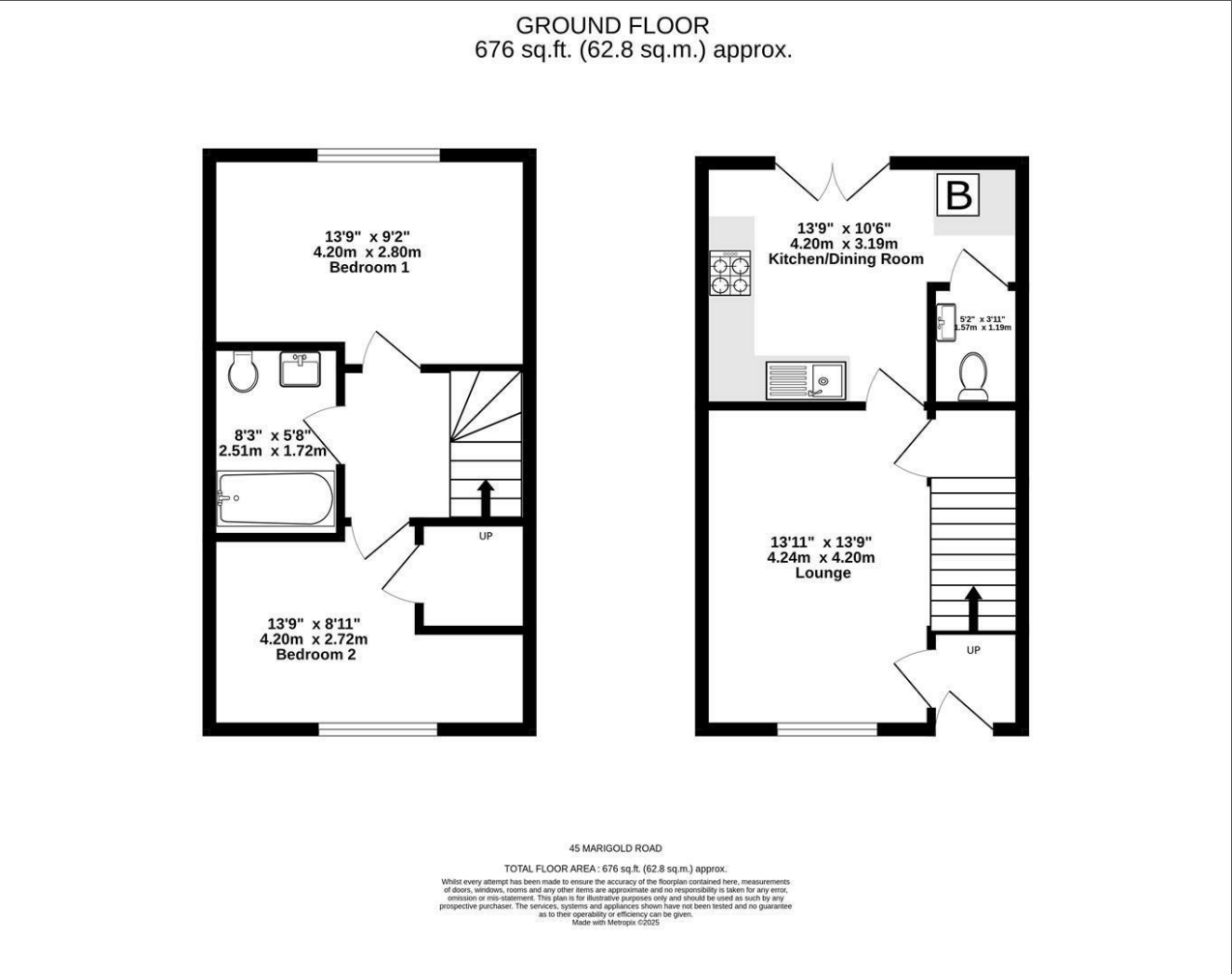
The vendor of this property is an employee of The Property Group (2010) Limited.







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).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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

