



Union Street
Bridgwater, TA6 4BY

Price £179,950

Tamlyns

PROPERTY DESCRIPTION

Mid Terrace home with two double bedrooms, lounge, kitchen/breakfast room, downstairs family bathroom, single detached garage and parking

Situation

Mid Terrace House*two double bedrooms*Lounge*kitchen/Breakfast Room*
Double Glazing*central heating*detached garage*

The local area

Local Authority

Somerset Council Council Tax Band: A

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

Description

Mid Terrace home with two double bedrooms, lounge, kitchen/breakfast room, downstairs family bathroom, single detached garage and parking

Accommodation

All measurements are approximate

Lounge

12'6 x 11'7 (3.81m x 3.53m)

Front door into Lounge, double glazed window to front, radiator, measurement into alcove

Kitchen/Breakfast Area

17'3 x 11'7 (5.26m x 3.53m)

Range of wall and base units with contrasting roll edge work tops, double glazed window to rear, one and half bowl stainless steel sink unit with mixer tap, space and plumbing for dish washer, space for gas cooker, space and plumbing for washing machine, space for free standing fridge/freezer, radiator, two under stairs cupboards, space in the breakfast area for dining table, radiator

Inner Hallway

door giving access to rear garden, storage cupboard housing Worcester boiler.

Family Bathroom

Suite comprising of paneled bath, low level WC, pedestal wash hand basin, heated towel rail, obscured double glazed window to rear.

Bedroom 1

11'6 x 11'3 (3.51m x 3.43m)

double glazed window to front, radiator, measurement does not include recesses either side of chimney

Bedroom 2

9'5 x 9'4 (2.87m x 2.84m)

Double glazed window to rear, radiator, measurements not including chimney recesses

Garden

Partly enclosed by panel fencing and wire fencing, patio area, outside tap, mainly laid to lawn, pathway leads to:

Detached Garage / Workshop

Door from garden gives access to a larger than average garage with power and lighting and roller door, also provides a parking space to the rear of the property

Material Information...

Additional information not previously mentioned

- Mains electric, gas and water
- No Water meter
- No Flooding in the last 5
- 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

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.

