



LYNDALE AVENUE

Bridgwater, TA6 3PS

Price £265,000

Tamlyn's

PROPERTY DESCRIPTION

Situated in Lyndale Avenue this delightful Victorian terrace property offers a perfect blend of character and modern living. With its elegant façade and period features, this home is sure to capture the hearts of those who appreciate the charm of Victorian architecture all with in walk in Bridgwater town centre.

Inside, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The recently fitted kitchen is a highlight, boasting contemporary finishes while maintaining the property's traditional appeal. This well-designed kitchen is perfect for culinary enthusiasts and family gatherings alike.

The property comprises three well-proportioned bedrooms, offering comfortable accommodation for families or those seeking extra space for guests or a home office.

For those with vehicles, the property includes a garage / workshop that presents an excellent opportunity for storage or hobbies.

Situation

*3/4 Bedroom Victorian Terrace * Lounge * Dining room / Bedroom 4 *Kitchen / Breakfast Room * Conservatory * Enclosed Rear Garden *Garage / Workshop.

Local Authority

Council Tax Band: B

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

Accommodation Measurement approximate

Entrance Hall

Front door in entrance hall, storage cupboard, stairs to first floor, doors to

Living Room

13'2" x 11'5" (4.03 x 3.50)

Double glazed windows to the front, recently fitted window shutters, wall mounted feature electric fire place, ornate coving, Victorian style radiator.

Kitchen / Breakfast Room

22'11" x 7'11" (7.01 x 2.43)

Recently fitted kitchen with a range of wall and base units with oak effect work top over, sink unit with a multi function tap, built in dishwasher, larder fridge, electric double oven with separate hob with pan drawers under, double glazed windows to side and rear, spot lights. dining area with space for table & chairs, breakfast bar, wall mounted radiator.

Dining Room / Bedroom 4

12'11" x 7'1" (3.96 x 2.18)

Dining room, radiator sliding door to conservatory

Conservatory

13'9" x 7'1" (4.21 x 2.17)

Currently used as study and utility room, plumbing to washing machine, double doors leading to the rear garden.

First Floor Landing

Loft access and doors to bedrooms and family bathroom storage cupboard, radiator. (loft boarded and loft ladder with further potential to covert subject to relevant planning permission).

Master Bedroom

15'1" x 13'3" (4.62 x 4.06)

Double aspect double glazed window to the front, radiator.

Bedroom 2

12'11" x 9'2" (3.96 x 2.81)

Double glazed window to rear, radiator.

Bedroom 3

12'2" x 8'0" (3.73 x 2.46)

Double glazed window to rear, radiator.

Bathroom

Panelled bath, shower cubicle, low level w/c, wash hand basin with vanity unit under. radiator, obscure double glazed window to side.

Outside

Front Garden

Gate leading in to front garden pathway leading to front door.

Rear Garden

Enclosed low maintenance rear garden, outside w/c, outstanding tap, door to

Garage / Workshop

Electric roller garage door, light & power, door to rear garden.

Description

Directions

Material Information...

Additional information not previously mentioned

- Mains electric, gas and water If not mains, change to what method
- Water metered or not. Must state.
- Heating electric room heating, wood burner
- Sewerage septic tank or cesspit etc. Please state.
- Flooding in the last 5 years or not. Please state.

PROPERTY DESCRIPTION

- 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.

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).

