



BRANKSOME AVENUE

Bridgwater, TA6 4PG

Asking Price £215,000

Tamlyns

PROPERTY DESCRIPTION

Nestled in the charming area of Branksome Avenue, Bridgwater, this delightful end-terrace family home offers a perfect blend of comfort and convenience. Built in 1900, the property exudes character while providing ample space for modern living. The home has three double bedrooms and a spacious family bathroom. The property is situated in walking distance of the town centre and a variety of local amenities.

With its charming features and convenient location, this end-terrace house presents a wonderful opportunity for those looking to settle in Bridgwater. Whether you are a first-time buyer or seeking a family home, this property is sure to meet your needs. Don't miss the chance to make this lovely house your new home.

Situation

*End of Terrace House*3 Double Bedrooms*2 reception rooms*kitchen*Double Glazing*Central Heating*

Local Authority

somerset county council 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



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Accommodation

All measurements are approximate

Entrance

Wood front door into inner hallway with further door to hallway with stairs rising to first floor.

Lounge

12'9" x 11'1" (3.9 x 3.4)
Double glazed bay window to front, radiator, gas wall mounted heater

Dining Room

12'9" x 11'1" (3.9 x 3.4)
Double glazed window to rear, radiator, glazed sliding door to:

Kitchen

16'4" x 8'2" (5 x 2.5)
Dual aspect double glazed windows to side, range of wall and base units with stainless steel single drainer sink unit, roll edge work surfaces, space and plumbing for washing machine, space for electric/gas cooker, space for under counter fridge, radiator, tiling to compliment, strip lighting, door to garden.

Landing

Radiator, under stairs storage

Bedroom 1

12'9" x 10'9" (3.9 x 3.3)
Double glazed window to front, radiator and built in wardrobes

Bedroom 2

12'5" x 9'2" (3.8 x 2.8)
Double glazed window to rear, radiator

Family Bathroom

10'9" x 8'2" (3.3 x 2.5)
White suite comprising panel bath, low level WC, pedestal wash hand basin, separate shower cubicle, double glazed obscure window to rear, radiator, loft access, airing cupboard with shelving.

Second Staircase

Bedroom 3 Attic Room

11'9" x 11'5" (3.6 x 3.5)
Height restricted, please note measurement not into ceiling recess which is a further 1.75m, beam to ceiling, double glazed window to side, storage cupboard

Front Garden

Enclosed by low level wall with pathway to front door

Rear Garden

Enclosed rear garden, which has a patio area and is mainly laid to lawn with mature shrubs and boarders, there is a pathway which gives access to the front which is enclosed by a gate, attached outhouse for storage

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Material Information...

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered or not. Must state.
- Gas Central Heating
- Mains Sewerage
- 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

Parking

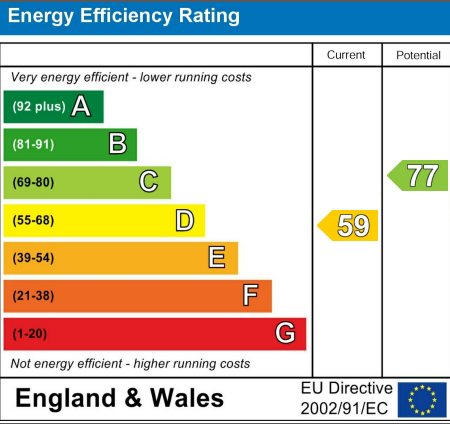
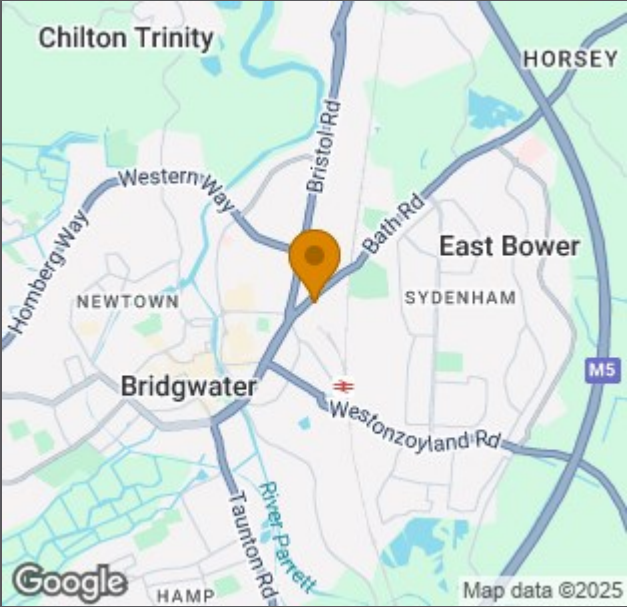
Please note that there is no allocated parking, it is on road in the close.







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).

