



**BRISTOL ROAD**

Bridgwater, TA6 4BW

Price £192,500

**Tamlyns**

## PROPERTY DESCRIPTION

Very well presented 2 double bedroom home, situated on the Bristol Road in the Market town of Bridgwater.

With accommodation comprising entrance hall, lounge and dining room, kitchen, to the first floor 2 double bedrooms and bathroom.

Outside there are front & rear gardens along with the added benefit of a garage to the rear and parking.

This property is being sold with no onward chain.

### Situation

\*Mid Terrace\*2 Double Bedrooms\*Lounge/Dining Room\*New fitted kitchen\*Double glazing\*Central Heating\*Rear Garden\*Garage\*Parking\*



### Local Authority

Somerset Council Council Tax Band: A

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](mailto:house.sales@tamlyns.co.uk)

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## Accommodation

All measurements are approximate.

## Entrance

Front door to inner hallway with glazed door to:

## Lounge

12'1" x 10'5" (3.7 x 3.2)

Double glazed bay window to front, feature fireplace, radiator, stairs rising to first floor.

## Dining Room

11'9" x 11'5" (3.6 x 3.5)

Half glazed door to rear garden, radiator, storage cupboard, leading through to:

## Kitchen

13'9" x 5'10" (4.2 x 1.8)

Double glazed window to rear, range of wall and base units, contrasting roll edge work surface, stainless steel single drainer sink unit with mixer tap, wall mounted central heating boiler which is newly replaced. Space and plumbing for washing machine, radiator, loft access, integrated electric cooker with induction hob over, space for free standing fridge/freezer.

## Landing

### Bedroom 1

12'1" x 10'2" (3.7 x 3.1)

Double glazed window to front, radiator, built in wardrobes (included in depth)

### Bedroom 2

10'9" x 6'6" (3.3 x 2.0)

Double glazed window to rear, radiator.

## Family Bathroom

7'6" x 6'2" (2.3 x 1.9)

Obscure double glazed window to rear, white suite comprising paneled bath with shower over, low level WC, vanity sink with cupboard under, radiator, tiling to compliment

## Outside

Front garden is graveled for ease of maintenance and enclosed by low level brick walling and pathway leading to front door.

## Front Garden

Front garden is graveled for ease of maintenance and enclosed by low level brick walling and pathway leading to front door.

## Rear Garden

Mainly laid to lawn and enclosed by panel fencing, decked patio area, outside tap, pathway leading to the rear access and garage.

## Garage and Parking

Single Garage with roller door, window to rear, power and lighting, side access door. Parking in front of garage.

## Material Information...

## PROPERTY DESCRIPTION

Additional information not previously mentioned

- Mains electric, gas and water
- 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

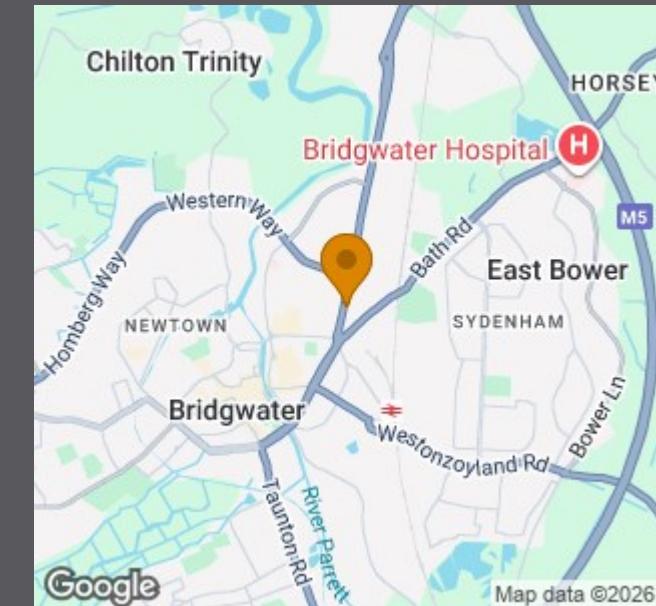
[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)







# 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).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	62	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

# Tamlyns

