



POLDEN STREET

Bridgwater, TA6 5EN

Price £194,950

Tamlyns

PROPERTY DESCRIPTION

Nestled on Polden Street in the charming town of Bridgwater, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

One of the standout features of this home is its prime location, just a short stroll from the town centre and the train station, making it an excellent choice for commuters and those who enjoy the vibrancy of town life. The nearby amenities provide a variety of shops, cafes, and services, ensuring that everything you need is within easy reach.

Situation

Mid Terrace House*3 bedrooms*lounge*kitchen/breakfast Room*double glazing*central heating*Parking*No Chain*

Local Authority

Somerset County Council Council Tax Band: B

Tenure: Freehold

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

Entrance Hall

Front door into entrance hall, stairs to first floor with storage under, radiator.

Downstairs WC

Obscure double glazed window to front, radiator, low level w/c, radiator, pedestal wash hand basin.

Kitchen/Breakfast Area

14'8 x 6'4 (4.47m x 1.93m)

Double glazed window to the front. range of wall & base units with rolltop work surface over, wall mounted boiler, gas hob with extractor over, built in with electric oven, space & plumbing for washing machine, space for fridge / freezer, radiator.

Lounge

15'4 x 13'4 (4.67m x 4.06m)

Double glazed patio doors leading out to the rear garden, radiator.

Landing

Storage cupboard.

Bedroom 1

13'4 x 10'5 (4.06m x 3.18m)

Double glazed window to front, radiator.

Bedroom 2

13'1 x 7'9 (3.99m x 2.36m)

Double glazed window to rear, radiator, loft access.

Bedroom 3

11'2 x 5'6 (3.40m x 1.68m)

Double glazed window to rear, radiator.

Family Bathroom

6'7 x 6'5 (2.01m x 1.96m)

Panel bath with electric shower over, pedestal wash hand basin, low level w/c radiator.

Rear Elevation

Garden

Enclosed rear garden.

Parking

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Material Information...

Additional information not previously mentioned

- Mains electric & gas.
- Water metered.
- Gas Central Heating.
- Mains sewage.
- 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

PROPERTY DESCRIPTION

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

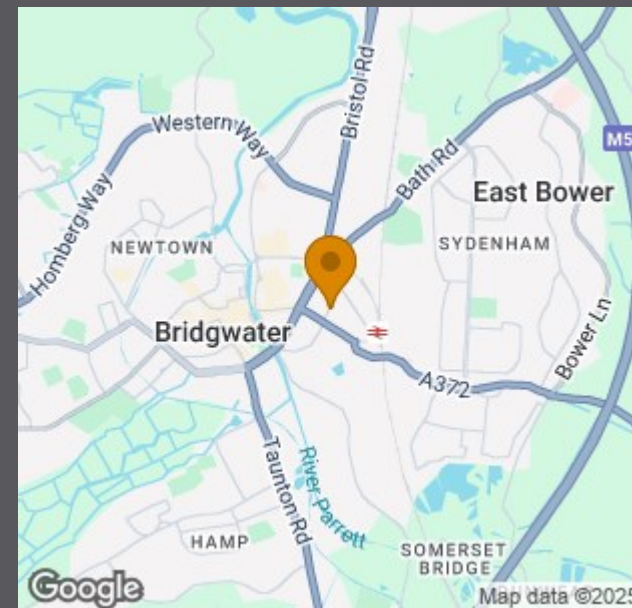
Flood Information:


flood-map-for-planning.service.gov.uk/location





PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	76	88
(81-91) B		
(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 

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).

