



**Rhode Lane**  
 Bridgwater, TA6  
 £185,000 Freehold

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<b>2</b>	<b>1</b>	<b>1</b>	<b>EPC</b>

**Wilkie May & Tuckwood**

## Floor Plan





# Description

A well presented two bedroom older style property with the useful additional space of a loft room. The property benefits from a very pleasant "feel" together with double glazing and gas fired central heating.

- Close proximity to schools
- Two bedroom mid-terrace house
- Additional loft room
- Living room with front aspect
- Dining room with garden room off
- Bathroom upstairs
- Gas fired central heating
- Gardens
- Workshop

## THE PROPERTY:

A well presented two bedroom older style property with the useful additional space of a loft room. The property benefits from a very pleasant "feel" together with double glazing and gas fired central heating.

The accommodation comprises an entrance vestibule which in turn opens into a hallway where stairs rise to the first floor. To the right of the hallway there is a living room with front aspect window and a coal effect gas fire and exposed floorboards. Behind the living room there is a well proportioned dining room again with a gas fire, window to rear and understairs' cupboard. Beyond the dining room there is a well fitted kitchen with wood effect fronted units with built in double oven, hob and hood. To one wall is a gas fired combination boiler. A further doorway provides access into a garden room, which in turn leads into the garden.

On the first floor is a landing with two double bedrooms. The first of which, is a very large double and these are served by a well fitted bathroom including P-shaped bath with mains fed shower over, WC, basin and a heated towel rail/radiator.

From the landing, stairs lead to the loft room with useful under eaves' storage and a skylight.

Outside - At the front there is a small garden area which provides screening from the pavement and at the rear a garden comprising patio and lawn. At the far boundary there is a workshop 13'8 x 9', and then a further gate which provides rear pedestrian access.



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## GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale Freehold by private treaty.

**Construction:** Traditional construction.

**Services:** Mains water, mains electricity, mains drainage, gas fired central heating.

**Local Authority:** Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

**Council Tax Band:** A

**Broadband Coverage:** We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1139Mbps download and 200Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

**Mobile Phone Coverage:** Voice and data available with O2 and Vodafone. Voice and data limited with EE and Three.

**Flood Risk: Rivers and sea:** Very low risk      **Surface water:** High risk      **Reservoirs:** Unlikely      **Groundwater:** Unlikely

We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

**Planning:** Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)



IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared June 2024.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation: 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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