



TAUNTON ROAD

Bridgwater, TA6 3LS

Price £144,950

Tamlyns

PROPERTY DESCRIPTION

Very well presented first floor 2 bedroom flat with a range of period features and the added benefit of off street parking.

The property briefly comprises of Entrance hall, Open plan Lounge / Kitchen, 2 bedrooms and bathroom.

Local Authority

Somerset Council Tax Band: A

Tenure: Leasehold

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

Description

Very well presented first floor 2 bedroom flat with a range of period features and the added benefit of off street parking.

The property briefly comprises if its own entrance then Entrance hall, Open plan Lounge / Kitchen, 2 bedrooms and bathroom.

Accommodation

All sizes are approximate.

Entrance

Front door into entrance hall with stairs leading to flat door

Hallway

Entrance hall with radiator, and doors to :-

Bedroom 2

10'7 x 7'4 (3.23m x 2.24m)

Double glazed window to side, radiator, feature fire place, loft hatch.

Main Bedroom

12'02 x 10'11 (3.71m x 3.33m)

Double glazed window to front, feature fireplace, storage cupboard housing.

Bathroom

Obscure double glazed window to the front, roll top bath with shower attachment over, pedestal wash hand basin, low levelled w/c, part tiled walls, tiled floor, heated towel rail and radiator.

Open plan Lounge / Kitchen

17'5" x 14'4" (5.33 x 4.39)

Lounge Area:- Double glazed windows to the front & side, feature open fireplace with storage cupboards in the recess, picture rail, solid oak flooring.

Kitchen Area:- Range of wall and base units with solid worktop over, Belfast sink unit, built in electric oven and gas hob with extractor fan over. integral washing machine, integral fridge / freezer.

Outside

Allocated parking to the rear of the building.

Material Information...

Additional information not previously mentioned

- Mains electric, gas and water.
- Water metered.
- 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 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

Tenure

Leasehold - 125 years lease from July 2003 services charge £450 per annum, ground rent £50 per annum.

Council Tax Band A

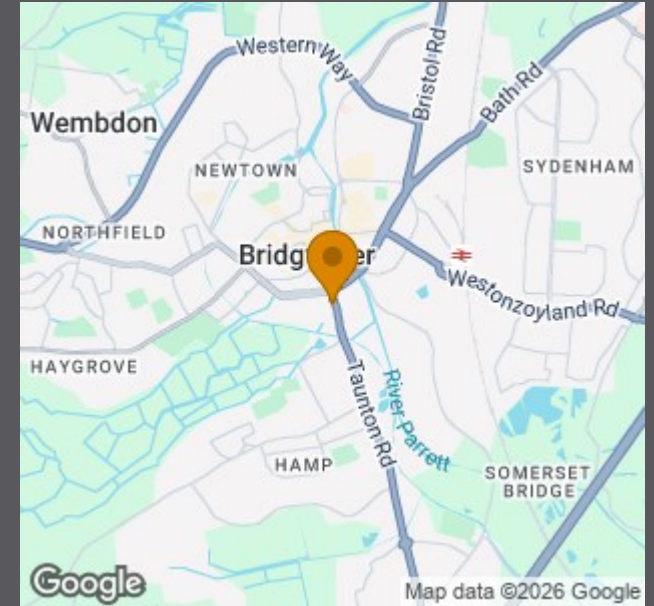
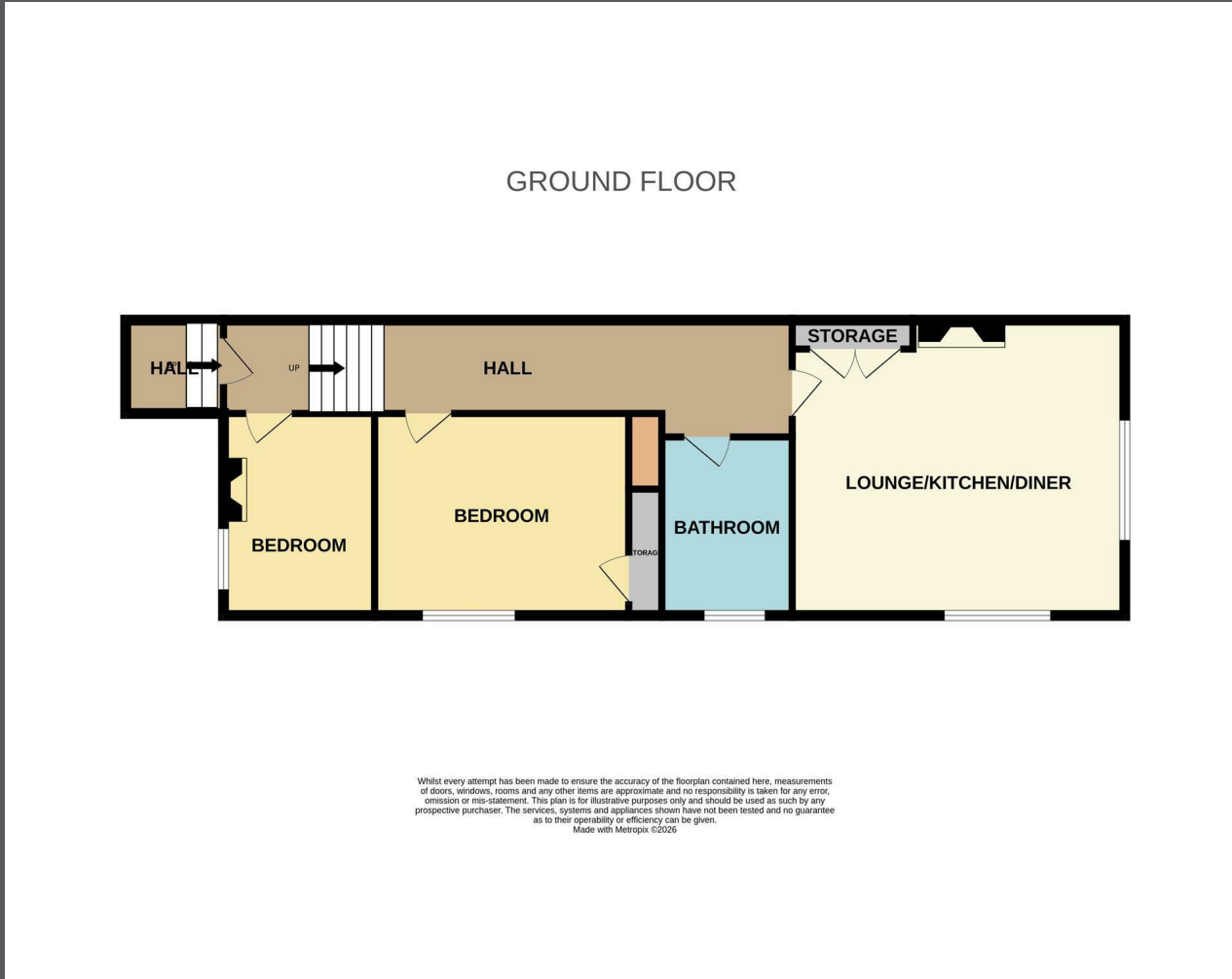
PROPERTY DESCRIPTION







PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	74	
(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).

