



## WESTMINSTER WAY

Bridgwater, TA6 4GB

Price **£209,950**

**Tamlyns**

## PROPERTY DESCRIPTION

A very well presented two bedroom property on the edge of the Kings Down area of Bridgwater. Close to local amenities, including shops, parks, and restaurants.

This property comprises of entrance hall with doors to downstairs wc, cupboard with plumbing for a washing machine, and open plan kitchen/sitting room/dining area with modern fitted kitchen, two double bedrooms, and family bathroom with modern suite. This property also includes two allocated parking spaces and enclosed rear garden.

### Situation

\* 2 Bedroom Terrace \* Open plan living space / kitchen \* Cloakroom \* Enclosed Rear Garden \* 2 x allocated parking spaces \* Cul-de-sac location

### Local Authority

Somerset Council Tax Band: B  
Tenure: Freehold  
EPC Rating: B

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)



# PROPERTY DESCRIPTION

## Accommodation

All sizes are approximate

## Entrance Hallway

Part double glazed UPVC door in entrance hall, storage cupboard with plumbing for washing mashing, doors to:-

## Cloakroom

Obscure double glazed window to front, white suite comprising of pedestal hand wash basin with mixer tap over, low level wc, radiator.

## Open plan Kitchen & Lounge area

21'3" x 13'1" (6.48 x 3.99)

Open plan modern kitchen with a range of wall and base units with white laminate finish, marble effect work tops, stainless steel sink unit with drainer, integrated electric oven and hob, integrated extractor hood, integrated fridge freezer.

Breakfast bar with built in storage shelving under.

Lounge area with double glazed French doors leading out to the garden, radiator, TV point.

## Bedroom 1

13'1" x 10'2" (3.99 x 3.10)

Double glazed window to rear radiator.

## Bedroom 2

13'1" x 8'2" (3.99 x 2.50)

2 x double glazed window to front, radiator, large storage cupboard.

## Bathroom

6'7" x 6'2" (2.02 x 1.89)

White suite comprising of pedestal hand wash basin with stainless steel mixer

tap over, low level wc, bath with panelled bath with shower over, heated towel rail, extractor fan.

## Outside

### Rear Garden

Enclosed rear garden with patio area and area of artificial lawn.

### Off Street Parking

2 x Allocated parking spaces to the front.

## Description

A beautifully presented two bedroom property on the edge of the Kings Down area of Bridgwater. Close to local amenities, including shops, parks, and restaurants, and just a few miles from the centre of the town, bus stops are within walking distance.

This property comprises of entrance hall with doors to cloakroom, cupboard with plumbing for a washing machine, and open plan kitchen / living area with fitted kitchen, two double bedrooms, and family bathroom.

This property also includes two allocated parking spaces to the front and enclosed rear garden.

## Material Information...

Additional information not previously mentioned

- Mains electric, gas and water.
- Water metered.
- Gas central heating.
- 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:

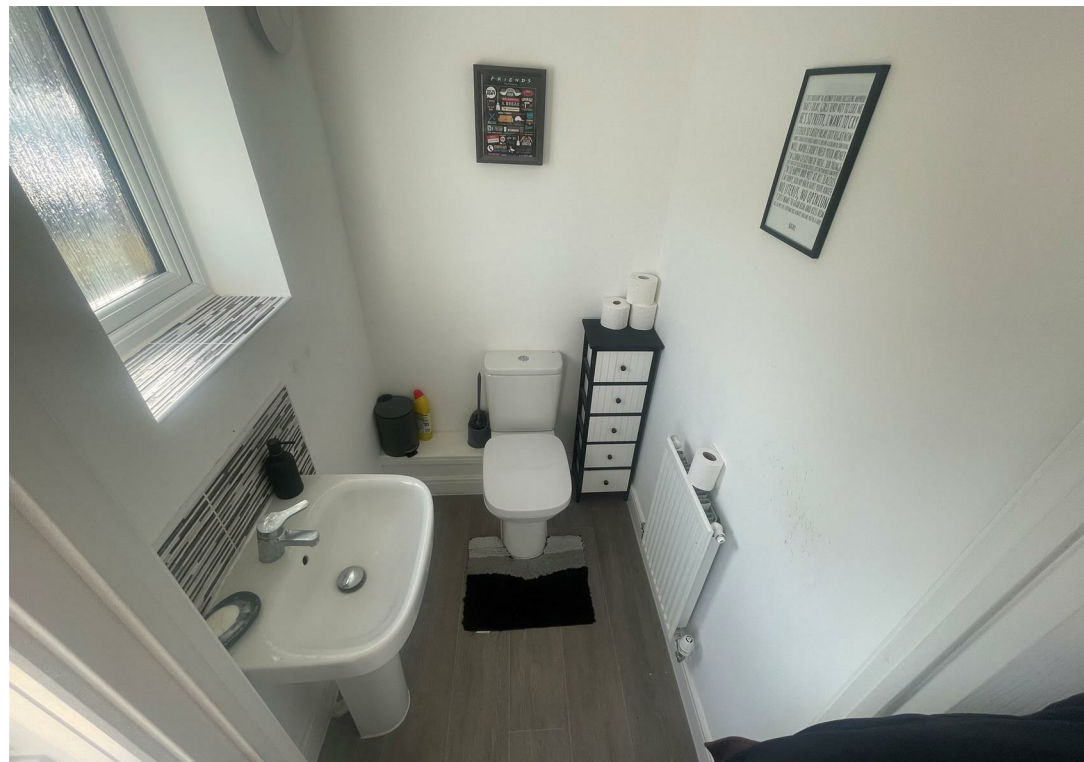
## PROPERTY DESCRIPTION

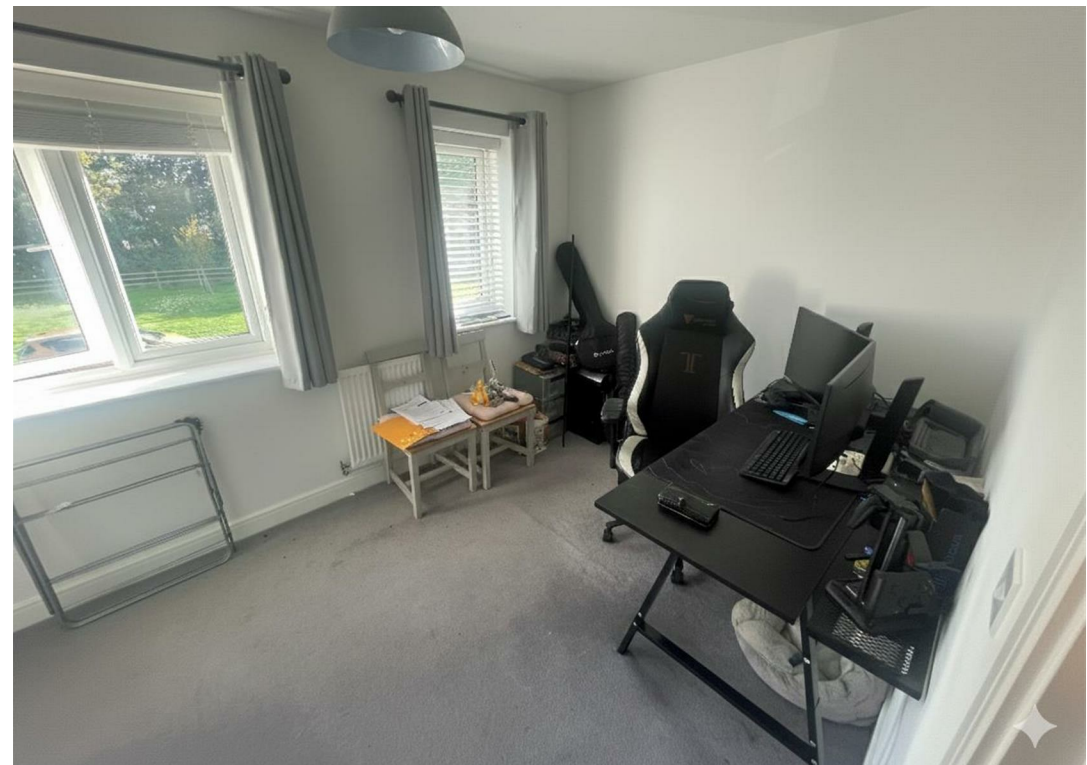
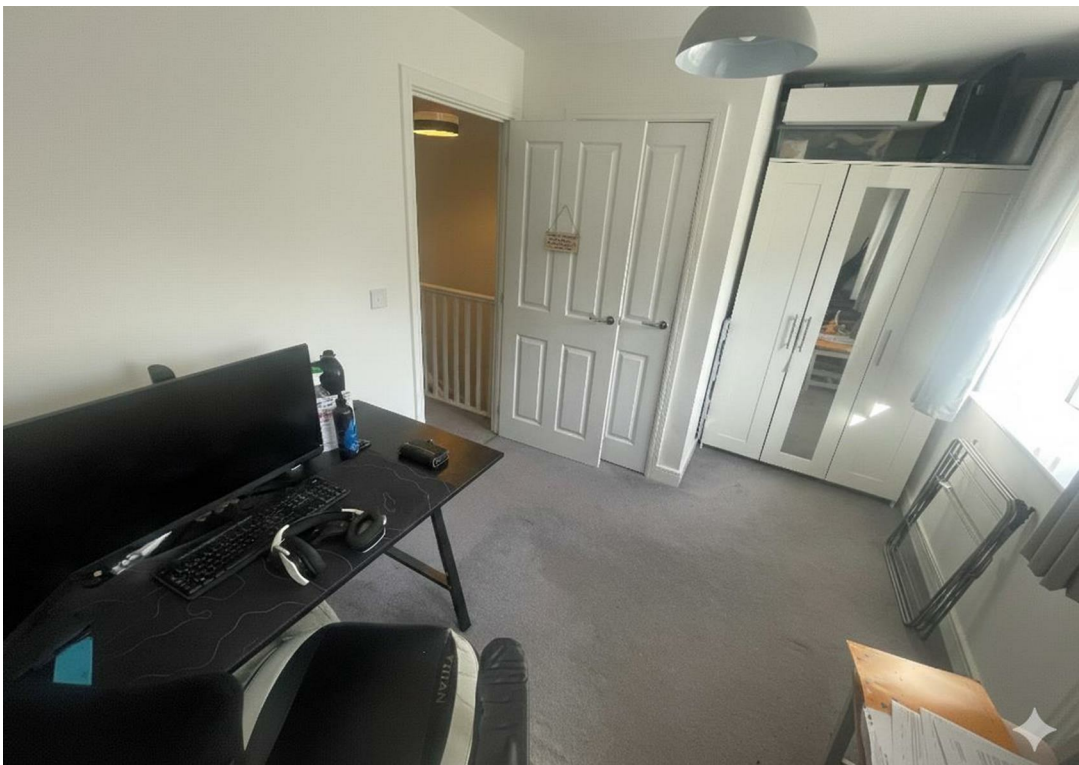
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[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

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

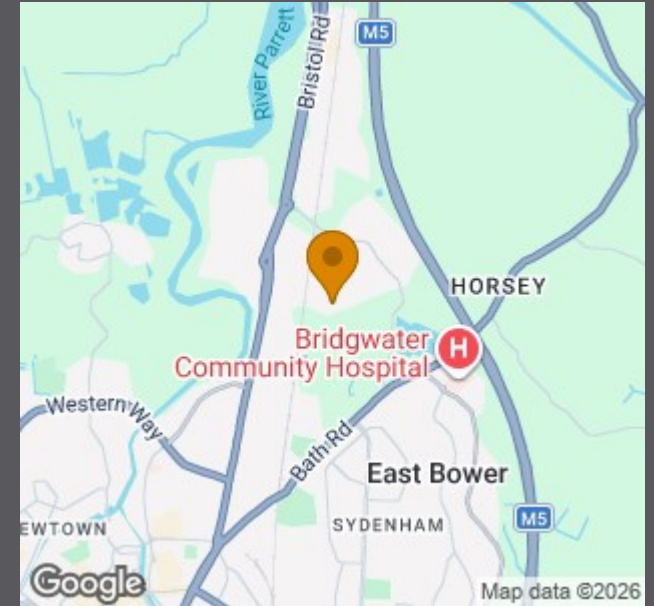
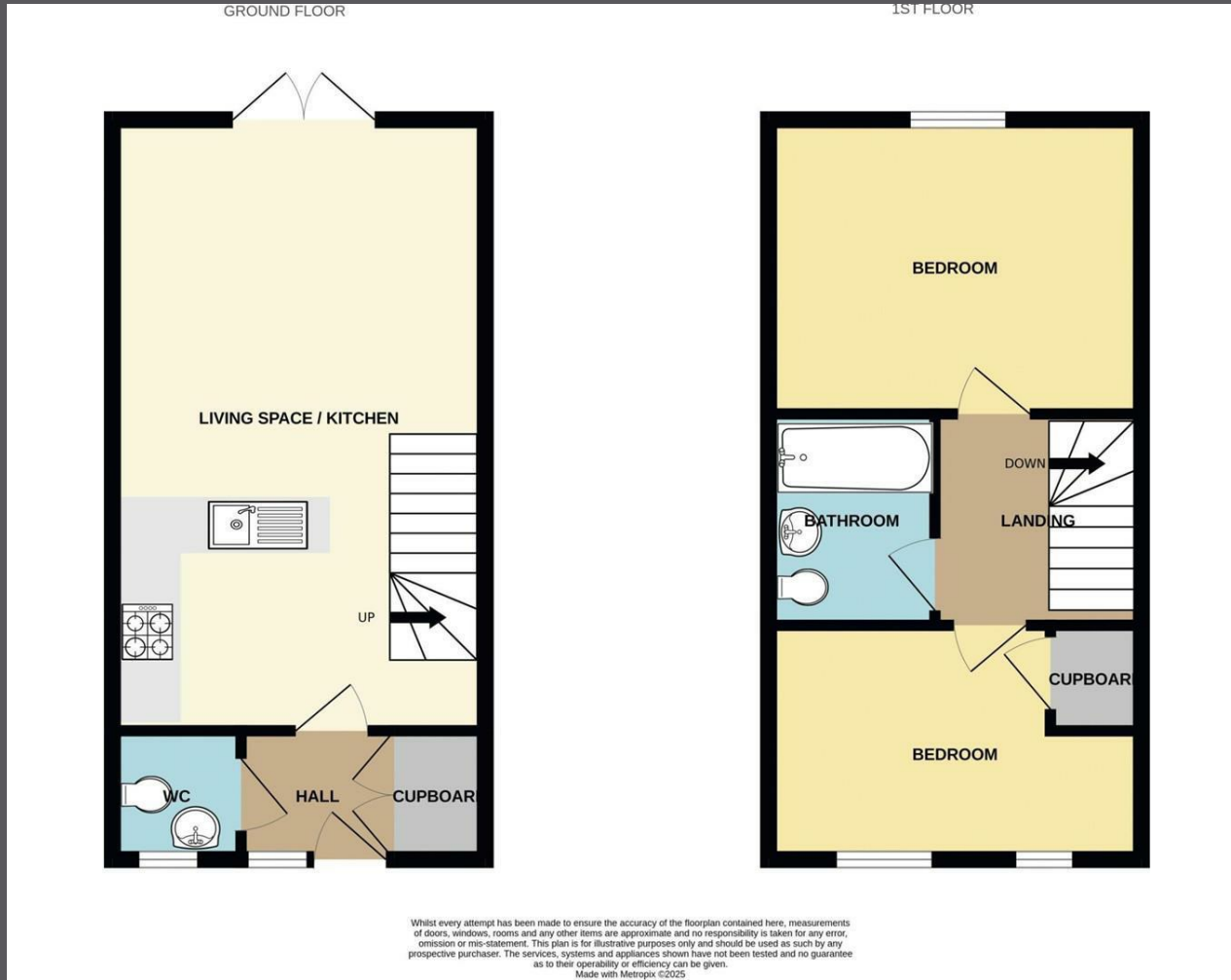
**Council Tax Band B**







# PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>98</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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).

