



## BRISTOL ROAD

Bridgwater, Somerset, TA6 4BW

Price £174,950

**Tamlyns**

## PROPERTY DESCRIPTION

### Situation

\*Terraced House\*Two Double Bedrooms\*Upstairs Bathroom\*Gas Central Heating\*Double glazing\*No Onward Chain\*

### Local Authority

Somerset Council Council Tax Band: A  
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](mailto:house.sales@tamlyns.co.uk)



# PROPERTY DESCRIPTION

## Description

### Accommodation

All measurements are approximate

### Entrance

Half Double glazed door into entrance with half glazed door to:

### Hallway

Stairs rising to first floor, radiator, smoke alarm

### Lounge

10'9" × 9'2" (3.3 × 2.8)

Double glazed window to front, radiator

### Dining Room

13'9" × 10'9" (4.2 × 3.3)

Double glazed window to rear, radiator, smoke alarm, feature fireplace

### Kitchen

11'9" × 5'2" (3.6 × 1.6)

Double glazed window to side, range of wall and base units with roll edge work surface, stainless steel single sink with mixer tap, space and plumbing for washing machine, space for under counter fridge, tiled floor, radiator.

### First Floor

### Landing

Loft access, airing cupboard housing the Worcester Boiler, smoke alarm

### Bedroom 1

14'5" × 9'6" (4.4 × 2.9)

Double glazed window to front, radiator.

### Bedroom 2

10'2" × 8'6" (3.1 × 2.6)

Double glazed window to rear, radiator.

### Bathroom

7'10" × 5'2" (2.4 × 1.6)

Obscure double glazed window to rear, white suite comprising a panel bath with electric shower over, low level WC, pedestal wash hand basin, radiator, extractor fan, electric wall mounted fan heater.

### Rear Garden

Enclosed by fencing, patio area, lawn and pathway leading to rear with a gate giving access to the rear.

### Front Garden

Enclosed by low level panel fencing, lawn area with pathway leading to front door.

### Parking

Parking to the rear of the property for a small vehicle, further parking can be found near to the property.

### Material Information...

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas Central Heating
- Mains drainage
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

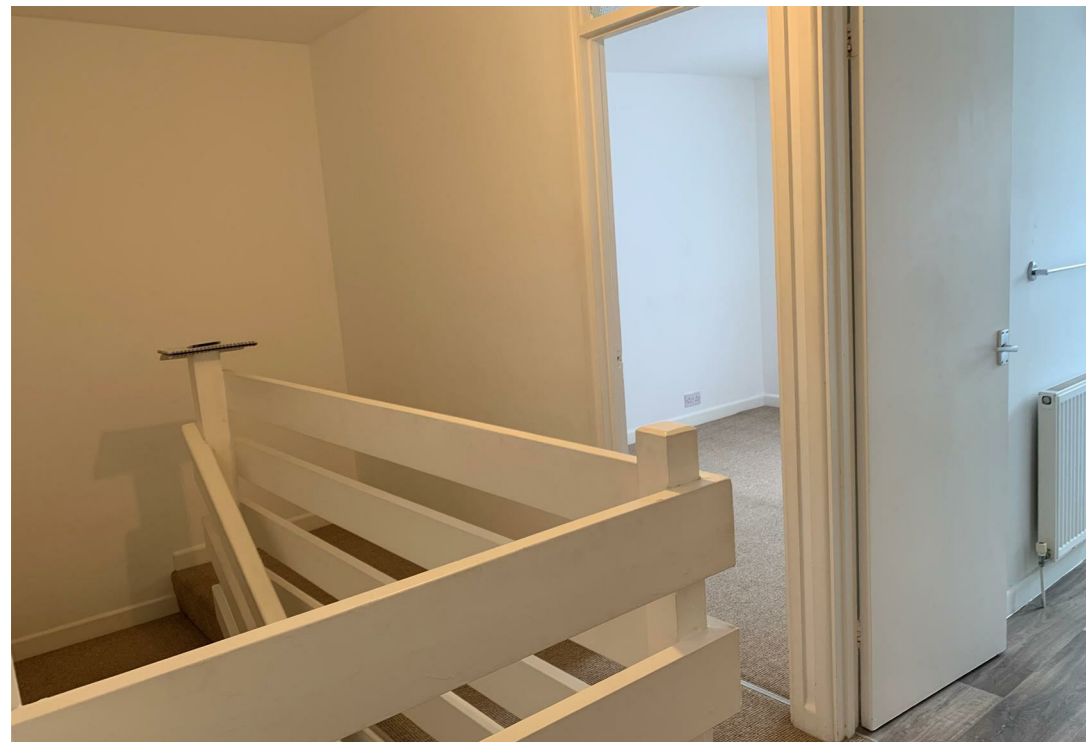
For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

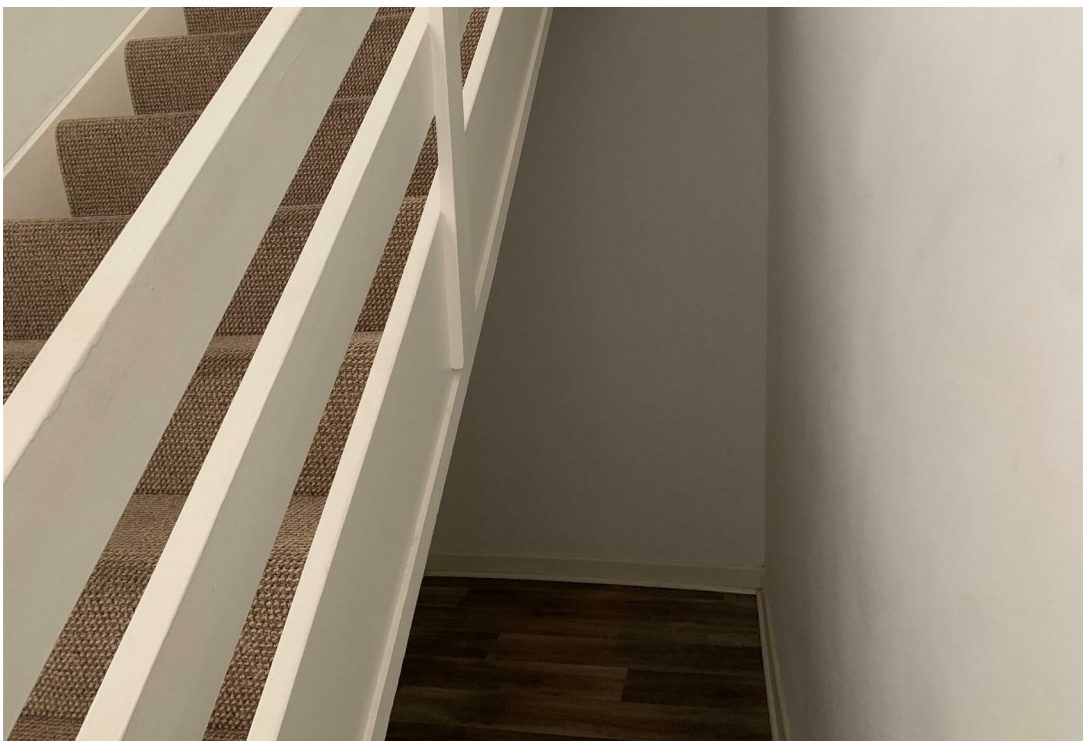
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[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)  
[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

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







# PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	74
(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).

