



MOUNT STREET

Bridgwater, TA6 3ER

Price £210,000

Tamlyns

PROPERTY DESCRIPTION

Walking distance to the heart of Bridgwater town centre the property is situated on Mount Street, this delightful terraced 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.

Situated close to the town centre, residents will benefit from easy access to a variety of local amenities, including shops, schools, and parks.

Situation

*Terraced House, 3 Bedrooms*En-suite*Two receptions*downstairs bathroom*Double glazing*central heating*Enclosed rear garden*

Local Authority

somerset council Council Tax Band: A

Tenure: Freehold

EPC Rating:

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk



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Accommodation

All measurements are approximate

Entrance

Double glazed door to inner porch with door to

Lounge

14'9" × 11'9" (4.5 × 3.6)
Double glazed bay window to front, radiator.

Dining Area

14'9" × 12'1" (4.5 × 3.7)
Double glazed french doors to rear giving access to the garden, radiator, under stairs storage cupboard, stairs rising to first floor.

Kitchen

19'0" × 7'10" (5.8 × 2.4)
Dual aspect double glazed windows to side, range of wall and base units with contrasting roll edge works surface, integrated double oven with separate gas hob with extractor over, tiling to compliment, stainless steel one and a half bowl sink unit with mixer tap, space and plumbing for washing machine, breakfast bar, integrated fridge/freezer, radiator, door to rear.

Family Bathroom

8'10" × 6'10" (2.7 × 2.1)
Obscure double glazed window to side, corner bath, low level WC, pedestal wash hand basin, tiling to compliment, radiator, tiled floor, corner shower cubicle with electric shower.

First Floor

Landing

Double glazed window to rear, smoke alarm, 2nd stair case to Bedroom 3

Bedroom 1

14'9" × 12'5" (4.5 × 3.8)
Dual aspect double glazed windows to front, radiator, archway through to:

En suite

8'10" × 3'3" (2.7 × 1.0)
Shower cubicle, pedestal wash hand basin, low level WC, radiator.

Bedroom 2

8'10" × 7'10" (2.7 × 2.4)
Double glazed window to rear, radiator.

Stairs

bedroom 3/Attic Room

13'9" × 11'9" (4.2 × 3.6)
Velux window to rear, radiator, storage under the eaves.

Outside

Garden

Enclosed by panel fencing, shed and outside tap.

Material Information...

PROPERTY DESCRIPTION

Additional information not previously mentioned

- Mains electric, gas and water
- No Water meter
- 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:

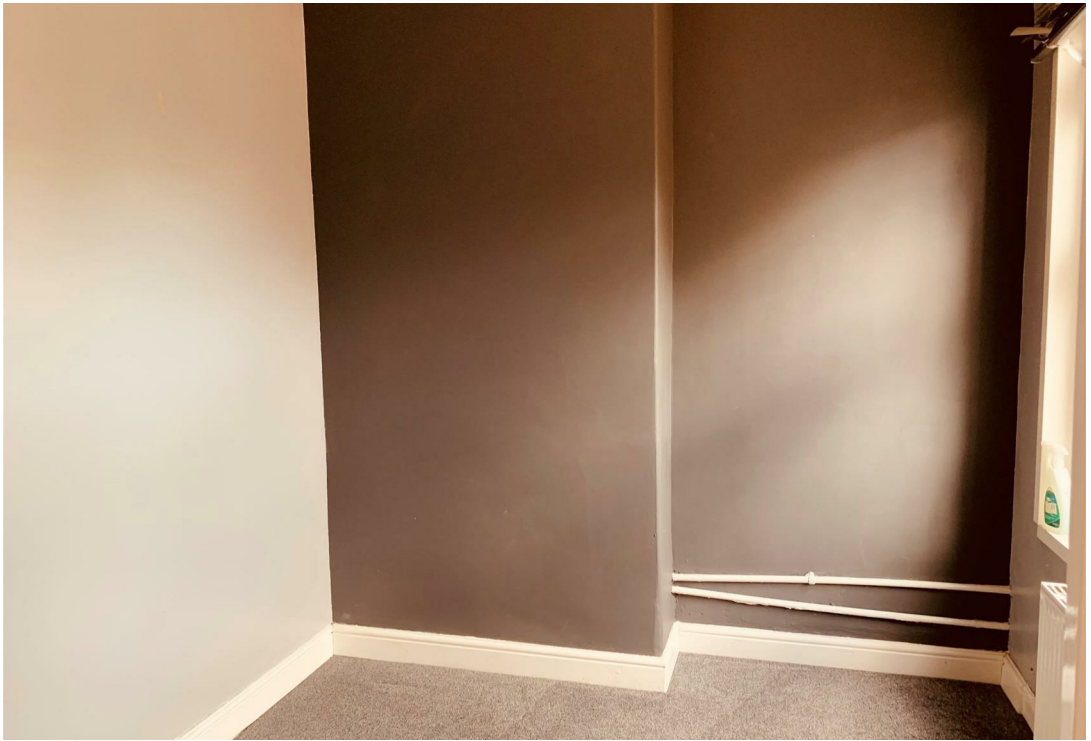
checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

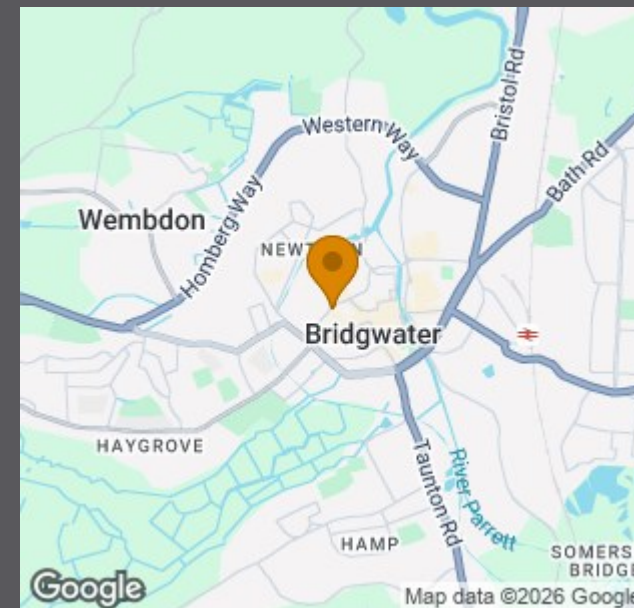
flood-map-for-planning.service.gov.uk/location







PLAN



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.
3. Tamlyns Estate Agents may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing up to £240 inc VAT, HD Financial Ltd up to £240 inc VAT

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

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