



Southgate Avenue  
Bridgwater, Somerset, TA6 6BU

£925 PCM

**Tamlyns**

## PROPERTY DESCRIPTION

A two bedroom terrace house located on Southgate Avenue, Bridgwater.

### Situation

### The local area

### Local Authority

Sedgemoor District Council Council Tax Band: B Deposit: £1,067  
Available: 29th January 2026  
EPC Rating: E Furnishing: Unfurnished

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

**01278 454500**

[bridgwater@tamlyns.co.uk](mailto:bridgwater@tamlyns.co.uk)



# PROPERTY DESCRIPTION

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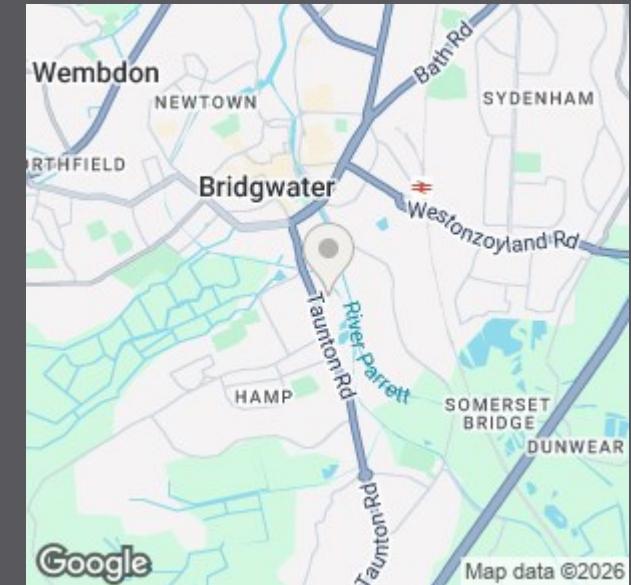
A two double bedroom, period end terrace property in a cul de sac position close to town amenities. Enter into the hallway, on your right is a spacious lounge area with feature fireplace and wide bay windows, following on through the ground floor is a dining room with wood effect vinyl flooring and original features. At the rear of the property, is a neutrally decorated fitted kitchen with white marble effect tiled flooring, grey granite effect worktops and light blue wooden units with space for utilities. Exit from the kitchen into an enclosed rear garden with an outbuilding and lawn area.

Upstairs comprises of a spacious bathroom with shower over bath, WC and hand wash basin, following on to one of the double bedrooms which is neutrally decorated with original features, then on to the master double bedroom which includes original features and laminate flooring.

Night storage heating.

\*MORE PHOTOGRAPHS TO FOLLOW\*

## PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	43	
(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

