



St. John Street
Bridgwater, TA6 5JE

Price £165,000

Tamlyns

PROPERTY DESCRIPTION

CASH BUYERS ONLY - Extended 3 bedroom family home situated in St John Street Bridgwater, close to the town centre, railway station and local schools.

The property itself comprises of entrance hall, lounge, ,Kitchen / dining room, utility, bathroom, off street parking, enclosed rear garden.

The property does currently have spray foam in the loft which is deemed unacceptable with a majority of mortgage leader hence why ideal for cash buyers only.

Local Authority

Somerset Council Tax Band: A

EPC Rating: D

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

Accommodation

All sizes are approximate

Entrance Porch

Front door into entrance porch, radiator, door into:-

Entrance Hall

stairs to first floor, doors to:-

Lounge

10'7" x 9'7" (3.24 x 2.94)

Double glazed window to front, radiator.

Kitchen / Dining room

14'7" x 12'8" (4.46 x 3.88)

Range of wall and base units with roll top work surface over, double glazed window to side, built in oven and hob with extractor hood over inner hall with double glazed doors leading out to the rear garden, doors to:-

Utility Room

9'8" x 5'2" (2.95 x 1.59)

Wall mounted boiler, sink unit, space and plumbing for washing machine.

Bathroom

10'1" x 5'6" (3.09 x 1.69)

Shower cubicle, panelled bath, low level w/c, pedestal wash hand basin, double glazed window.

First Floor

First Floor Landing

Storage cupboards, doors to:-

Bedroom 1

14'7" x 9'6" (4.45 x 2.92)

Double glazed window to front, radiator.

Bedroom 2

10'0" x 8'2" (3.06 x 2.50)

Double glazed window to the front, radiator, loft access.

Bedroom 3

10'1" x 6'4" (3.08 x 1.95)

Double glazed window, radiator.

Outside

Front Garden

Off Street parking.

Rear Garden

Enclosed rear garden mainly laid to lawn, with rear access.

Material Information...

Additional information not previously mentioned

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

WE HAVE BEEN ADVISED THAT THERE IS SPRAY FOAM IN THE LOFT AND MORTGAGE LENDERS MAY NOT LEND, PLEASE CHECK WITH YOUR ADVISORS BEFORE VIEWING

Council Band - A

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

