



**KIDSBURY ROAD**

Bridgwater, TA6 7AG

**Price Guide £205,000**

**Tamlyns**

## PROPERTY DESCRIPTION

Nestled on Kidsbury Road in Bridgwater, this delightful terraced house offers a perfect blend of comfort and convenience. With two generously sized double bedrooms, this property is ideal for small families, couples, or individuals seeking extra space.

The modern kitchen is a standout feature, providing a stylish and functional area for cooking and entertaining. It is well-equipped and designed to meet the needs of contemporary living. The spacious bathroom complements the home beautifully, ensuring that you have ample room to unwind and relax.

One of the key advantages of this property is its proximity to the town centre. Residents will enjoy easy access to a variety of shops, cafes, and local amenities, making daily life both convenient and enjoyable.

### Situation

\*Terraced House\*Master Bedroom\*Further Double Bedroom\*Family Bathroom\*Garden

### Local Authority

Somerset 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](mailto:house.sales@tamlyns.co.uk)



# PROPERTY DESCRIPTION

## Description

### Accommodation

All sizes are approximate.

### Entrance

Hall with stairs to upstairs in front and door to:

### Living Room

14'8" x 12'8" (4.486m x 3.884m)

Double glazed window to front, gas radiator with storage cupboard under the stairs, an open fire with log burner and open door to:

### Kitchen

8'9" x 10'6" (2.674m x 3.218m)

Two double glazed windows looking out to conservatory/utility, gas radiator and upper cabinets with base units around space for kitchen table and door to:

### Conservatory/Utility

18'9" x 9'2" (5.738m x 2.807m)

Two double glazed windows to rear, gas radiator and a sliding door to garden. Plumbing for white goods and power.

### Landing

Doors to all upstairs rooms, gas radiator on stairs, thermostat controls and stairs to upstairs loft room.

### Bedroom One

17'3" x 11'8" (5.268m x 3.561m)

Double bedroom with two double glazed windows to front, gas radiator and extended room area for wardrobe and storage.

### Bedroom Two

11'11" x 9'0" (3.657m x 2.747m)

Double bedroom with double glazed window to rear, built in cupboard, gas radiator and combi boiler.

### Bathroom

8'11" x 7'10" (2.728m x 2.412m)

Bath, separate shower, WC and sink basin with double glazed window to rear and mounted gas radiator.

### Loft Room

12'10" x 9'5" (3.917m x 2.883m)

Double room with two duplex double glazed windows to rear, gas radiator and eaves for storage.

### Garden

Low maintenance east facing garden with rear access.

### Council Tax

A

### Material Information...

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Heating Gas & wood burner
- Sewerage Mains.
- No Flooding in the last 5 years .
- Broadband and Mobile signal 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

## PROPERTY DESCRIPTION

[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



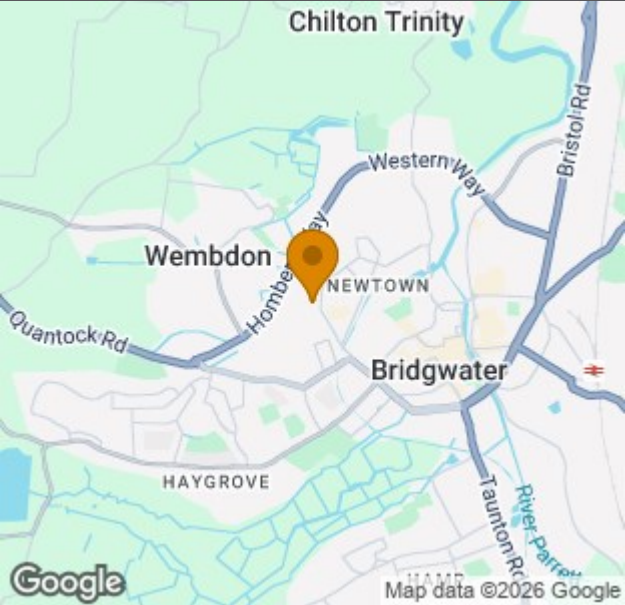
IMPORTANT NOTICE

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).



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>                            |         |                         |
| (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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

