



CHURCH STREET

Bridgwater, TA6 5AT

Price £135,000

Tamlyns

PROPERTY DESCRIPTION

The building plot has planning permission granted for the erection of 3 properties which are two houses and one coach house including parking, on the site of the garage block (to be demolished). The planning application number is 08/26/00002. The development shall be begun before the expiration of three years from the date of this permission.

Further Planning details will be available from the office and viewing of the site can be viewed.

Situation

*Building Plot*Erection of 3 properties*Including Parking*Two 1 Bed Houses*1 Coach House*

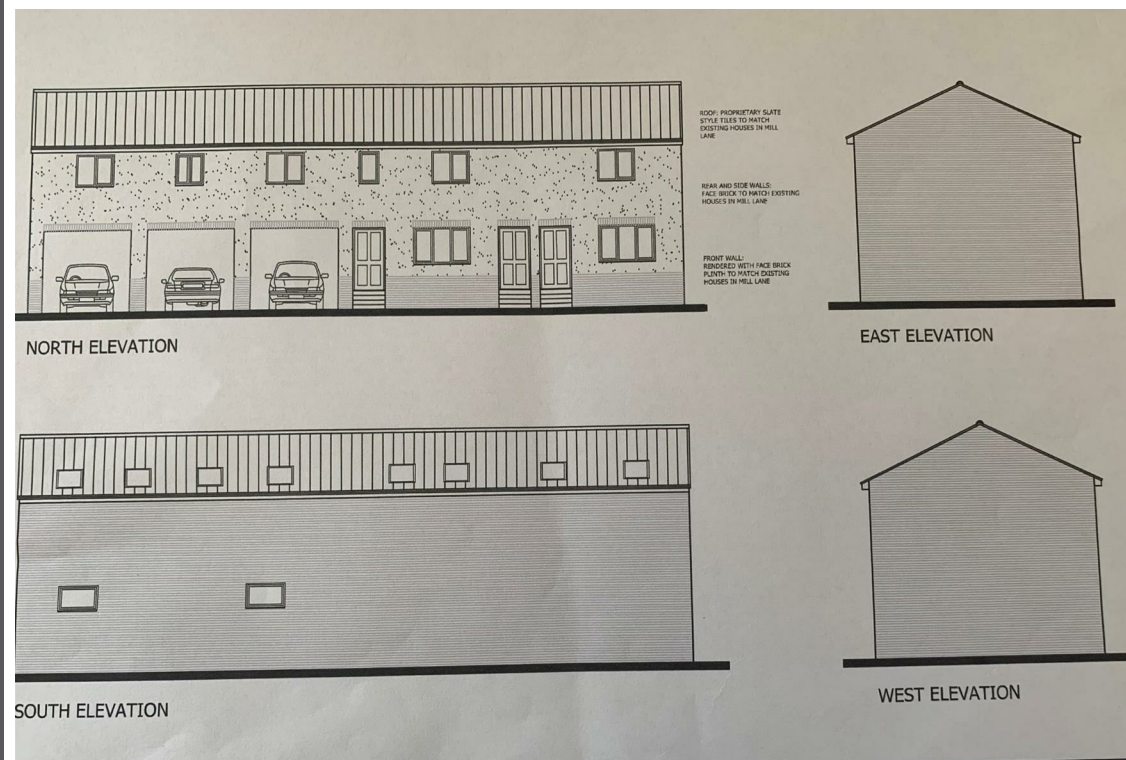
Local Authority

Council Tax Band:
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



PROPERTY DESCRIPTION

Description

The building plot has planning permission granted for the erection of 3 flats including parking, on the site of the garage block (to be demolished). The planning application number is 08/26/00002. The development shall be begun before the expiration of three years from the date of this permission.

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One bedroom House

End terrace house with allocated parking

One bedroom House

Mid terrace house with parking

One Bedroom Coach House

One bedroom coach house flat with parking

Building Information

Roof : Proprietary slate styles tiles to match the existing houses in Mill Lane

Rear and Side walls: face brick to match existing houses in Mill Lane

Front Wall: Rendered with face brick plinth to match existing houses in Mill Lane

Material Information...

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Heating electric room heating/ gas heating, TBC
- 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:

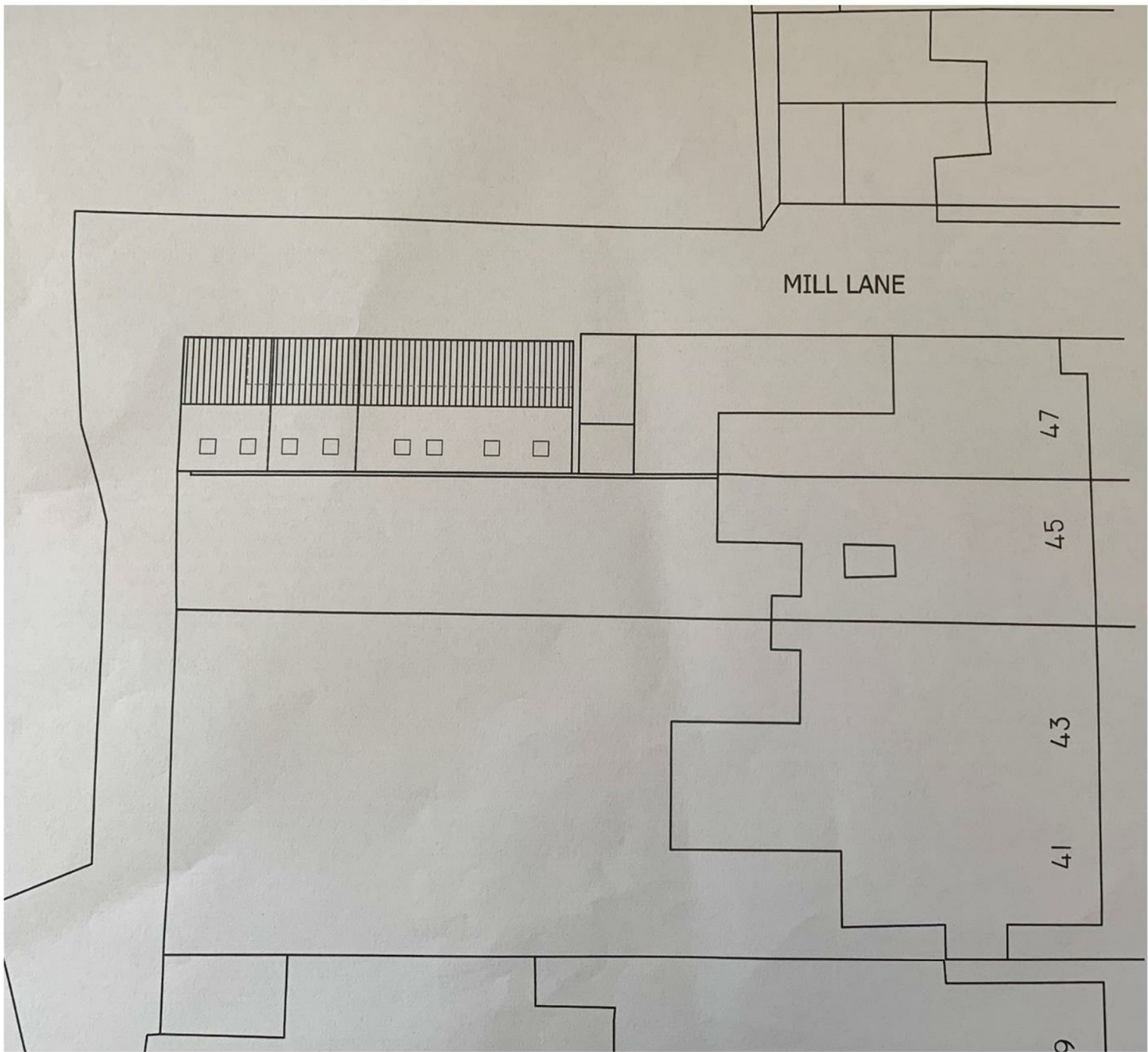
checker.ofcom.org.uk/en-gb/mobile-coverage

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

Flood Information:

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

PROPERTY DESCRIPTION



MILL LANE

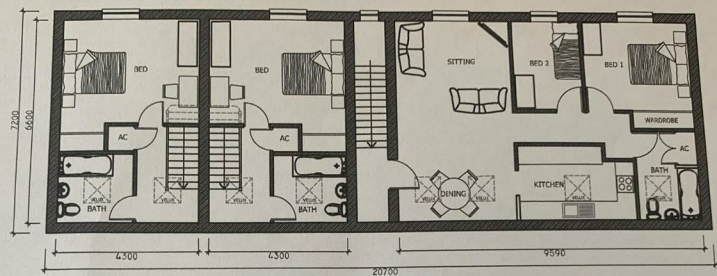
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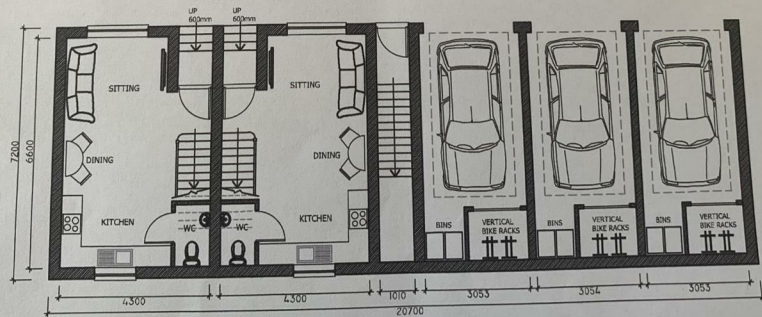
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FIRST FLOOR PLAN



GROUND FLOOR PLAN

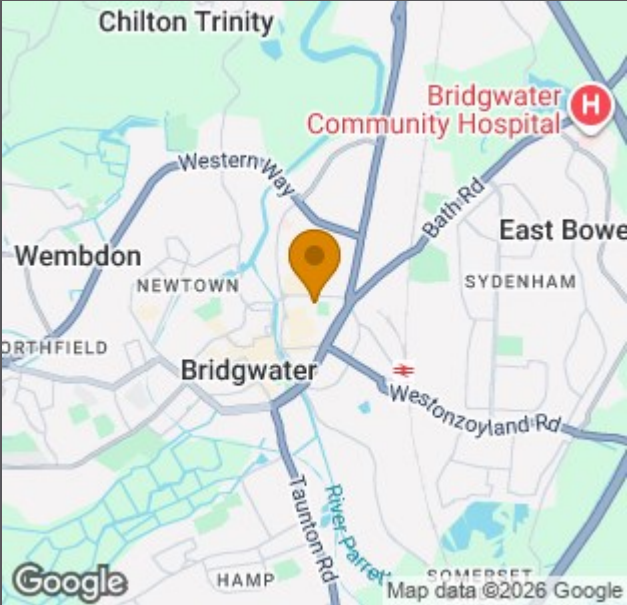
PLAN



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

