



**WESTWOOD ROAD**

Bridgwater, TA6 4HJ

Price £210,000

**Tamlyns**

## PROPERTY DESCRIPTION

This end-of-terrace house presents an excellent opportunity for families and first-time buyers alike. The property has two spacious double rooms and a nursery, making it ideal for those seeking a comfortable living space.

Upon entering you are welcomed into a bright reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the home is both practical and appealing, ensuring that every corner is utilised effectively.

Situated in close proximity to local shops, and accessibility to everyday amenities. The surrounding area is known excellent transport links, making it easy to explore the wider region.

### Situation

\*End of Terrace Family House\* Two Bedrooms\* Nursery\* Lounge\* Kitchen\* Double Glazing\* Central Heating\* Garden\* Allocated Parking\*



### Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

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

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## Accommodation

All measurements are approximate

### Entrance

Front door into:

### Lounge

12'5" x 11'9" (3.8 x 3.6)

Double glazed window to front aspect, radiator, under stairs storage, stairs rising to first floor, door to:

### Kitchen

14'5" x 8'6" (4.4 x 2.6)

Range of wall and base units with contrasting work surface, breakfast bar, stainless steel one and a half bowl sink unit with mixer tap, space and plumbing for washing machine, further space for tumble dryer, space for electric cooker with extractor over, spot lighting, space for free standing fridge/freezer, radiator, double glazed window to rear overlooking the garden, half glazed double glazed door to garden.

### Landing

Double glazed window to side, loft access, airing cupboard housing central heating boiler, smoke alarm.

### Bedroom 1

11'9" x 8'2" (3.6 x 2.5)

Double glazed window to front, radiators, built in wardrobes

### Bedroom 2

8'6" x 7'10" (2.6 x 2.4)

Double glazed window to rear, radiator

### Nursery/Study

5'10" x 4'11" (1.8 x 1.5)

Double glazed window to front, radiator

### Family Bathroom

6'2" x 5'6" (1.9 x 1.7)

White suite comprising paneled bath with electric shower over and glass screen, vanity sink with cupboards under, low level WC, shaver point, heated towel rail, ceiling spots, obscure double glazed window to rear.

### Outside

#### Front Garden

Open plan and laid to lawn with pathway leading to front door.

#### Rear Garden

Enclosed by panel fencing, laid to lawn with decked area to the rear, gate giving access to parking area

#### Allocated Parking

There is allocated parking for two vehicles

#### Material Information...

## PROPERTY DESCRIPTION

Additional information not previously mentioned

- Mains electric, gas and water
- Water Meter
- Gas Central Heating
- Mains Sewerage
- 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)







# PLAN

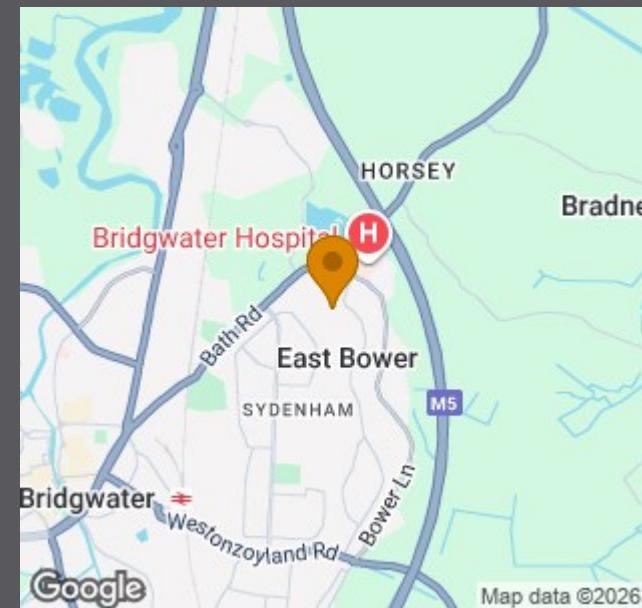


## IMPORTANT NOTICE

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) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(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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