



UNION STREET

Bridgwater, TA6 4BZ

Price **£99,950**

Tamlyns

PROPERTY DESCRIPTION

NOW SOLD - 2 Bedroom property in need of renovation, centrally located and briefly comprising of Entrance hall, lounge, dining room, kitchen, downstairs bathroom, 2 bedrooms, to the rear a garden and off street parking

Situation

*2 Bedroom *In need of renovation *Off Street Parking *Lounge *Dining Room
*Kitchen
*Downstairs Bathroom *Rear Garden *No Onward Chain

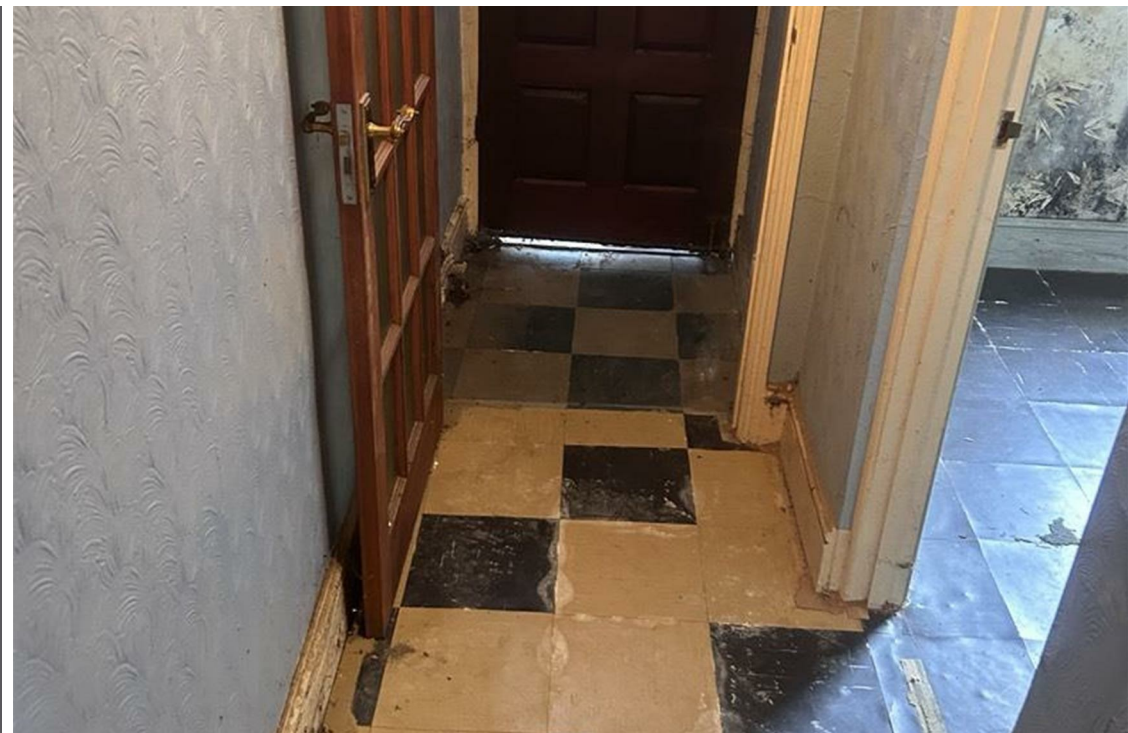
Local Authority

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



PROPERTY DESCRIPTION

Accommodation

All measurements are approximate.

Entrance Hall

Front door into entrance hall, stairs to first floor, doors to Lounge and Dining Room.

Lounge

Double glazed window to the front

Dining Room

Door leading into the kitchen, French doors leading out to utility area, understairs cupboard

Kitchen

Window to side, range of wall and base units, door to utility and bathroom.

Bathroom

Window to rear, low level w/c, pedestal wand basin, panelled bath.

First Floor

First Floor Landing

Bedroom

Double glazed window to the front, loft access.

Bedroom

Double glazed window to the rear

Outside

Rear Garden

Rear garden with gate to access for parking.

Material Information...

Additional information not previously mentioned

- Mains electric & Water
- Water not metered
- Heating electric room heater
- Mains Sewage
- 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

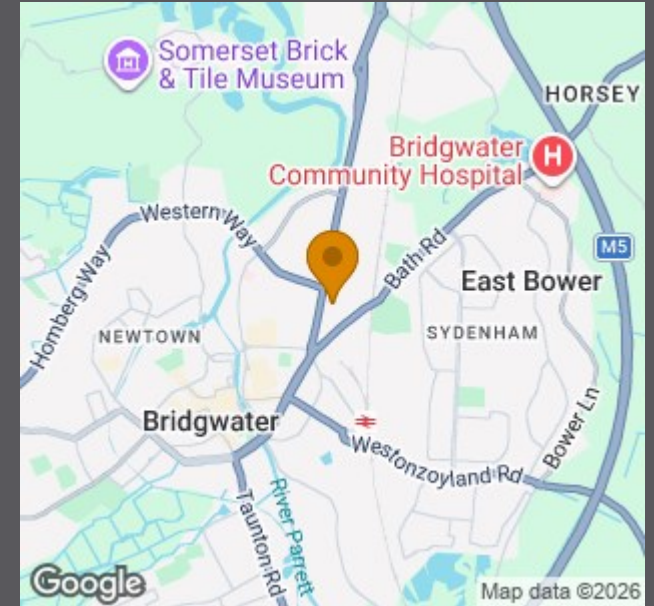
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PLAN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 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).

