

KIDSBURY ROAD

Bridgwater, TA6 7AG

Price Guide £205,000

Tamlyns

PROPERTY DESCRIPTION

Tamlyns presents this two bedroom mid terrace propertyon Kidsbury Road, situated within a walking distance to Bridgwater central.

The accommodation is spread over three floors, with the ground floor comprises of entrance hall, a spacious living room, modernised kitchen/dining room & through to the conservatory which has plumbing at the rear of the property.

To the first floor, there are two double bedrooms and a family bathroom, the master bedroom has been extended with a dressing area with storage.

To the top floor, there's a double loft room with two vulux windows.

Outside, there's a private enclosed garden with rear access.

Situation

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

Local Authority

Somerset Council Tax Band: A
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





PROPERTY DESCRIPTION

Description

Accomodation
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

PROPERTY DESCRIPTION

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

Flood Information:
flood-map-for-planning.service.gov.uk/location













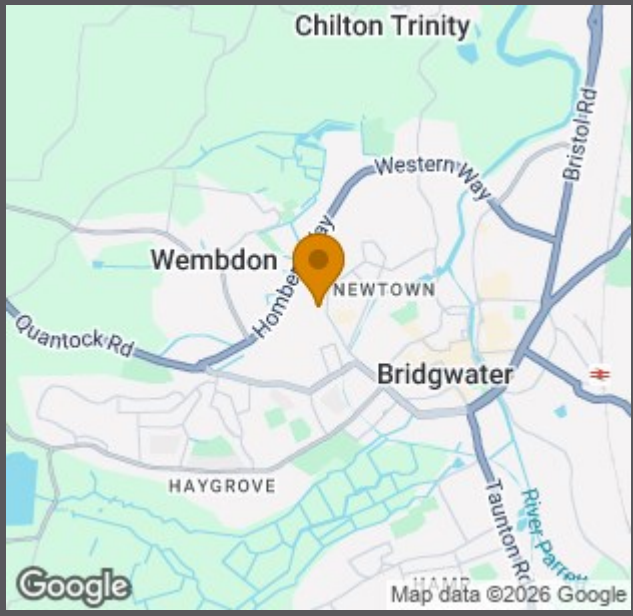


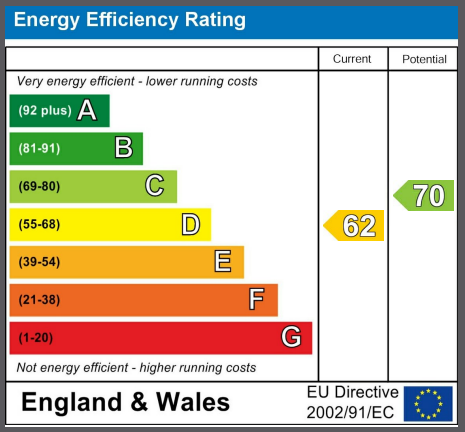




PLAN







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 uplon 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

Tamlyns

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