

CHURCH STREET

Bridgwater, TA6 5AT

Price Guide £285,000

Tamlyns

PROPERTY DESCRIPTION

Tamlyns presents this extended Four/Five bedroom early Victorian end terrace house which is located just off Eastover & within walking distance to all the Bridgwater town centre amenities.

The ground floor comprises of a porch, an entrance hall, a large living area, downstairs shower room, open planned kitchen/diner, downstairs bedroom/study with separate rear access and entrance hall.

The first floor, there are four generous sized bedrooms and a family bathroom.

Outside, there is parking for two cars.

Viewings highly recommended.

Situation

End terrace *Five bedrooms* *Two Bathrooms* *Parking for two cars* *open planed kitchen diner* *living room* *downstairs shower room* *no onward chain*

Local Authority

Sedgemoor Council Tax Band: C
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

Accomodation
All sizes are approximate.

Entrance Hall

6'1" x 5'10" (1.861m x 1.782m)
Door in to downstairs living space with cupboards to gas/electric meters.

Living/Dining Room

26'8" x 13'3" (8.136m x 4.060m)
Large open plan room, single glazed window to front, double glazed window to side, three gas radiators, wood burner, seven double electric sockets, thermostat and stairs going to first floor.

Hallway

28'6" x 6'3" (8.691m x 1.913m)
Gas radiator and storage cupboard.

Downstairs Shower Room

9'8" x 6'6" (2.951m x 2.004m)
Includes shower, sink basin, WC, skylight, extractor fan and wall mounted radiator.

Kitchen

19'1" x 12'3" (5.836m x 3.757m)
Open planned with double glazed window to rear, skylight, range of upper cabinets and base units. Breakfast bar, monoxide alarm, spotlights and door into:

Bedroom 5/Study

13'4" x 9'6" (4.066m x 2.896m)
Double room with dual aspect double glazed windows to rear and side. Gas radiator, three double sockets and door in to:

Side Entrance Hall
Rear access to back of property.

First Floor

Landing
Doors to all first floor rooms, radiator and loft access.

Master Bedroom

12'11" x 12'4" (3.954m x 3.762m)
Double bedroom with double glazed window to rear, radiator and four double electric sockets.

Bedroom Two

13'11" x 9'4" (4.244m x 2.850m)
Double bedroom with window to front, radiator & four double electric sockets.

Bedroom Three

10'3" x 9'6" (3.129m x 2.917m)
Double bedroom with window to front, radiator and three double electric sockets.

Family Bathroom

8'2" x 6'0" (2.499m x 1.834m)
Shower & bath, sink basin and WC, double glazed window to side, wall mounted radiator.

Bedroom Four

9'0" x 8'1" (2.744m x 2.482m)
Single room with dual aspect double glazed window to side and rear, radiator and three double electric sockets.

Outside
Parking for two cars.

Material Information...

PROPERTY DESCRIPTION

Additional information not previously mentioned
- Mains electric, gas and water.
- Gas central Heating & wood burner.
- 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
checker.ofcom.org.uk/en-gb/broadband-coverage

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













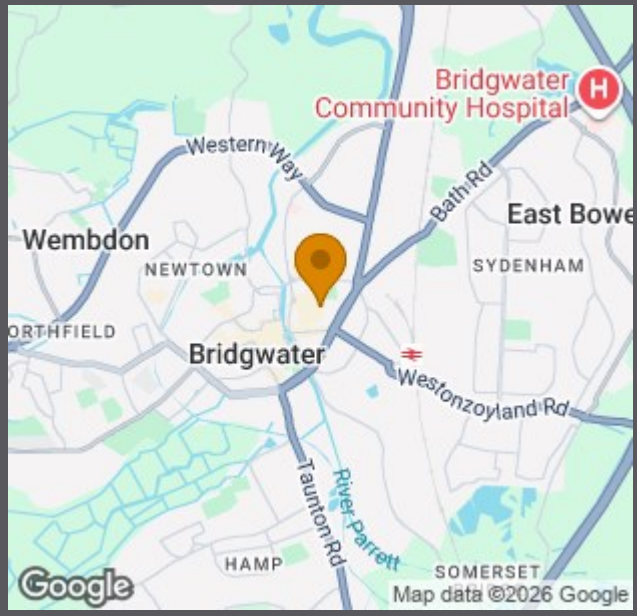


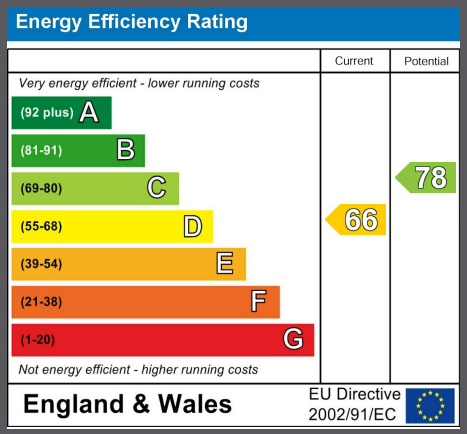




PLAN







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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