



## POLDEN STREET

Bridgwater, TA6 5EL

Offers Over £190,000

**Tamlyns**

## PROPERTY DESCRIPTION

Positioned in the popular location of Polden Street which gives easy access to the train line and is also walking distance to the town center, this delightful mid-terrace house offers a perfect blend of modern living and comfort. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a cosy home.

Upon entering through the hallway you will be greeted by a beautifully presented and spacious family room/dining area that extended seamlessly into the extended well equipped kitchen, creating an inviting space for both relaxation and entertaining.

The property also boasts the added benefit of a garage, providing ample storage or the potential for a workshop, along with parking for one vehicle, ensuring convenience for residents and guests alike. The enclosed garden is a lovely outdoor space.

### Situation

Mid-Terrace House\*Extended\*Living Room\*Dining Room\*2 Bedrooms\*Family Bathroom\*Garage\*parking\*Gardens

### Local Authority

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



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## Entrance Hall

Double glazed front door into hallway with stairs rising to first floor.

## Living Room

11'10" × 11'0" (3.61 × 3.37)

Double glazed window to front, With open fireplace and radiator.

## Dining Room

15'5" × 12'1" (4.7 × 3.70)

With tiled floor and under-stairs storage. Radiator, Opening into:

## Kitchen

9'11" × 19'5" (3.04 × 5.93)

Range of wall and base units with ample work top space, space for free standing fridge/freezer, space and plumbing for washing machine and tumble dryer, skylight and double glazed door to rear garden. Space for range cooker with extractor fan over, tiled flooring and wall tiling to compliment, space and plumbing for dish washer, stainless steel sink unit with mixer tap.

## Stairs and Landing

Stairs rising to first floor

## Bedroom 1

15'5" × 11'1" (4.70 × 3.39)

Double glazed window to front, built in storage, radiator

## Bedroom 2

7'1" × 11'8" (2.17 × 3.57)

Double glazed window to rear, overlooking rear garden. Radiator

## Family Bathroom

Obscure double glazed window to rear, four piece suite comprising shower, WC, basin, bath with shower attachments. Towel radiator.

## Garden

Enclosed by walling on both side, making it very secure, laid to lawn with pathway leading to the rear of the garage.

## Garage

14'3" × 23'5" (4.35 × 7.15)

With power, light and electric garage door.

## Material Information...

Additional information not previously mentioned

- Mains electric & Gas
- Water metered
- 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

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Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

Flood Information:

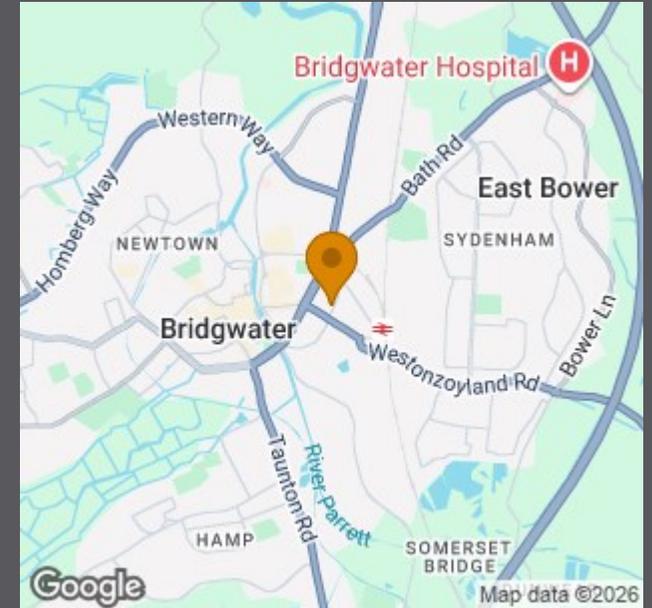
[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)







# PLAN



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>84</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>59</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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).

