



Wellington Road
Bridgwater, TA6 5EX

Price £140,000

Tamlyns

PROPERTY DESCRIPTION

Situated in Wellington Road in the town of Bridgwater, this mid-terrace house presents an excellent investment opportunity, particularly for those considering a cash purchase for a House in Multiple Occupation (HMO).

With four well-proportioned bedrooms, this residence is perfect for accommodating multiple tenants or a growing family.

The location is advantageous, offering easy access to local amenities, schools, and transport links, making it an appealing choice for potential tenants or homeowners alike.

Local Authority

Council Tax Band:

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



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Accommodation

All measurements are approximate

Entrance

Front door into living room which is currently boarded up so no access can be gained

Side Entrance

Double wood doors into:

Hallway

11'5" x 4'7" (3.5 x 1.4)

Lounge

14'5" x 10'9" (4.4 x 3.3)

Window to front

Dining Room

14'9" x 11'5" (4.5 x 3.5)

Window to rear

Kitchen

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

window to side and door to rear

Bathroom

8'10" x 4'8" (2.7 x 1.44)

First Floor

Bedroom 1

13'9" x 11'1" (4.2 x 3.4)

Bedroom2

11'1" x 9'6" (3.4 x 2.9)

Bedroom 3

13'5" x 9'10" (4.1 x 3)

Bedroom 4

13'5" x 12'9" (4.1 x 3.9)

Outside

Enclosed Driveway

Brick Building

20'11" x 10'5" (6.4 x 3.2)

Separate Detached Building

19'8" x 18'4" (6. x 5.6)

This is an approximate measurement as no access to this building

Garden

Enclosed rear garden

Material Information...

Additional information not previously mentioned

- Mains electric, gas and water
- No Water meter
- Heating electric room heating
- Mains Drainage
- 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:

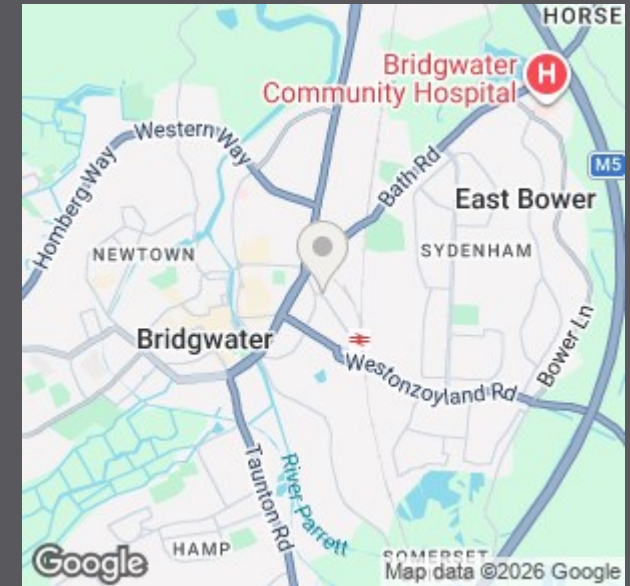
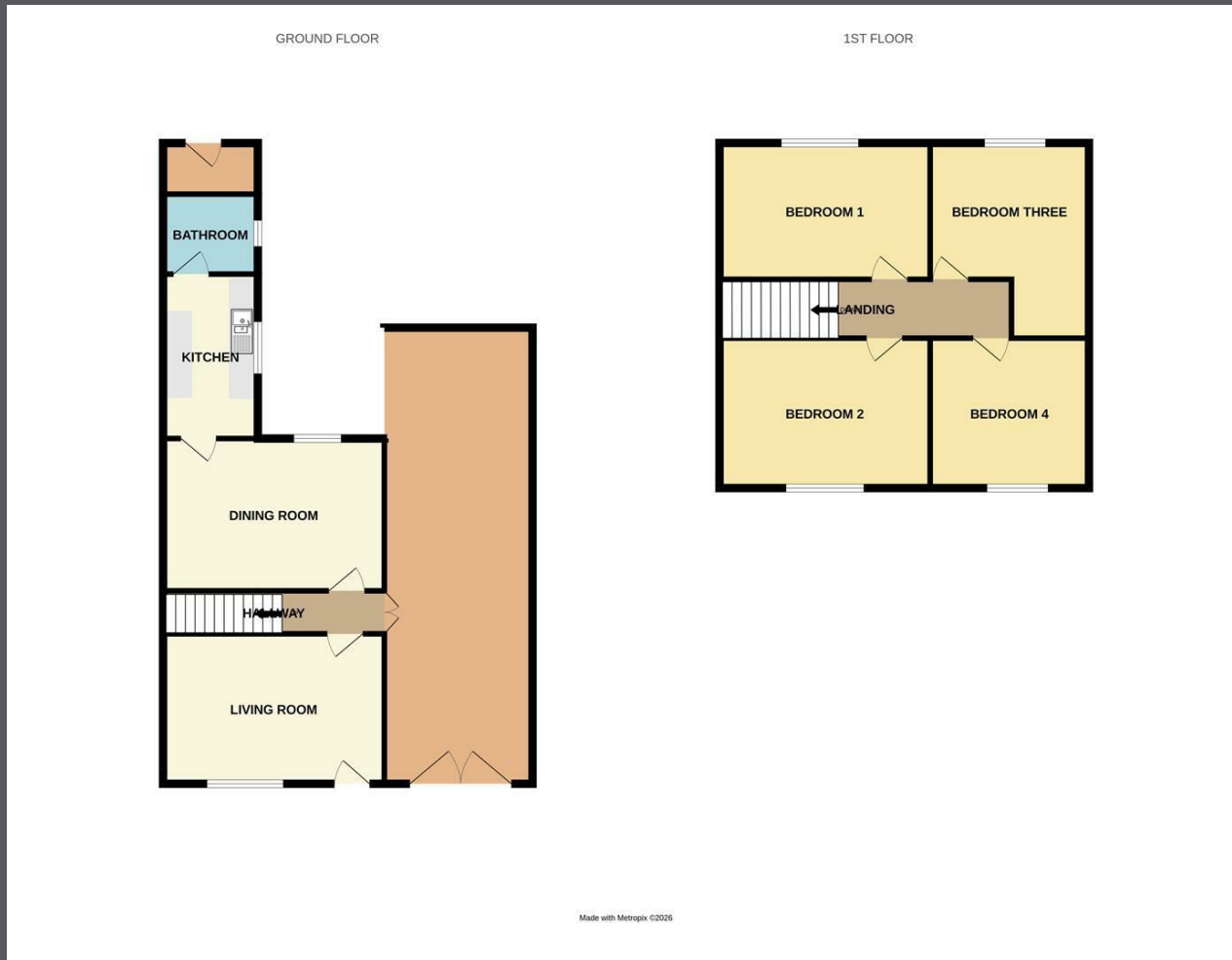
checker.ofcom.org.uk/en-gb/mobile-coverage

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

Flood Information:

flood-map-for-planning.service.gov.uk/location

PLAN



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

