



## EDINBURGH ROAD

Bridgwater, TA6 6EL

Price **£225,950**

**Tamlyns**

## PROPERTY DESCRIPTION

Accommodation briefly comprising of entrance hallway, lounge, kitchen dining room, to the first floor landing leading to three bedrooms, bathroom, separate shower room and second floor landing leading to two further bedrooms.

The property further benefits from gas radiator central heating and double glazing and outside there are front and rear gardens

### Situation

\*5 Bedroom terrace house \*Entrance hall \*Lounge \*Kitchen / Dining Room  
\*Conservatory \*First floor Bathroom & Shower Room & 3 Bedrooms \*Top Floor 2  
Bedrooms \*Front & Rear Gardens \*Workshop

### 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](mailto:house.sales@tamlyns.co.uk)



# PROPERTY DESCRIPTION

## Directions

From our office proceed through the one way system and straight over the mini roundabout. At the traffic lights turn left on to Broadway, continue through the following set of traffic lights, passing Morrisons supermarket on your right. At the next set of traffic lights turn right onto Taunton Road and continue past the local shops on your left hand side. Take the following right onto Rhode Lane and continue along this road passing the shops and take the following left onto Edinburgh Road where the property will be found on your left hand side.

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## Accommodation

All sizes are approximate

## Entrance Hall

Front door leading into entrance hall, stairs to first floor and door leading into:

## Lounge

14'2" x 11'5" (4.33 x 3.49)

Double glazed window to front, radiator, door leading to

## Kitchen / Diner

20'9" x 8'5" (6.34 x 2.57)

Kitchen / diner 20' 9 x 8' 5 (6.32m x 2.56m) with a range of base and wall mounted units with roll top work surfaces, stainless steel sink and double drainer with mixer taps over. space from range cooker, part-tiled walls, radiator, built in pantry with shelving, built in storage cupboard. double glazed windows to rear, opening leading into:

## Conservatory

8'9" x 7'10" (2.68 x 2.4)

Part brick and double glazed with French door leading to the rear garden.

## First Floor Landing

Double glazed window to the front, stairs to top floor.

## Bedroom

11'2" x 10'8" (3.41 x 3.26)

Double glazed window to the rear, radiator.

## Bedroom

11'1" x 9'4" (3.40 x 2.85)

Double glazed window to the front, radiator.

## Bedroom

11'7" x 6'6" (3.55 x 1.99)

Double glazed window to front, radiator.

## Bathroom

7'9" x 4'1" (2.37 x 1.25)

Obscure double glazed window to the rear, panelled bath, sink unit, low level w/c,

## Shower Room

4'10" x 4'0" (1.48 x 1.24)

Obscure double glazed window to the rear, shower cubicle, low level w/c, sink unit.

## Second Floor Landing

Doors leading to:-

# PROPERTY DESCRIPTION

## Bedroom

11'1" x 6'7" (3.39 x 2.03)

Double glazed window to the rear, radiator.

## Bedroom

13'0" x 11'1" (3.97 x 3.39)

Double glazed window to the rear, radiator.

## Outside

### Front Garden

Mainly laid to lawn with pathway leading to side entrance & front door.

### Rear Garden

Rear garden with paved patio area with lawn area bordered, outside tap, pedestrian gated access to the front garden.

## Workshop

7'1" x 6'0" (2.18 x 1.85)

Window to rear, power and light connected.

## Material Information...

Additional information not previously mentioned

- Mains electric, gas and water.
- No Water Meter
- 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

Ofcom checkers below:

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

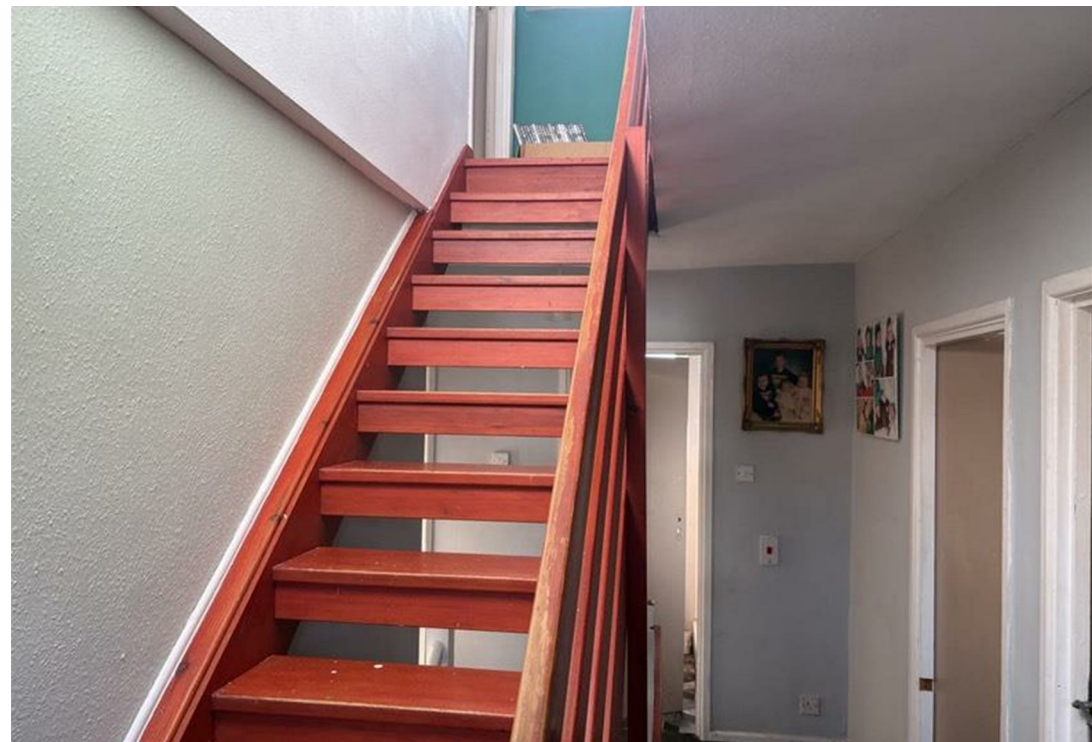
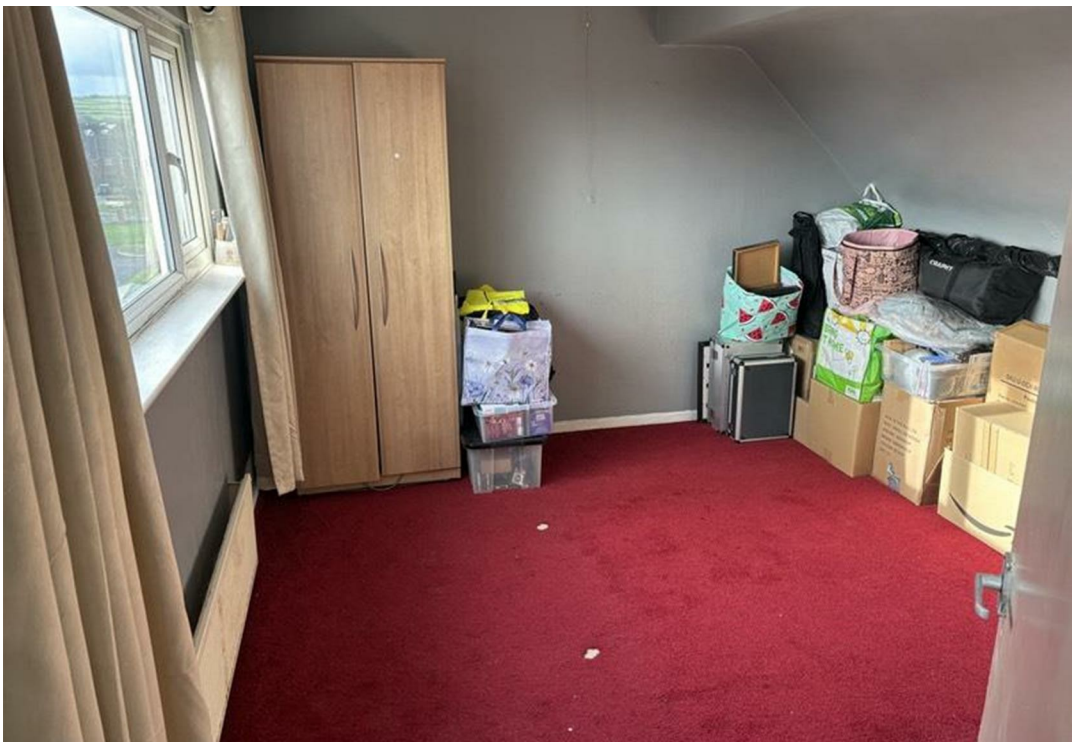
[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

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

**Council Tax Band A**







# PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	<b>72</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).

