



St John Street  
Bridgwater, TA6 5JD

Price £114,950

**Tamlyns**

## PROPERTY DESCRIPTION

2 Bedroom property in need of updating situated just off St John Street close Bridgwater Train Station, school and town centre.

The property briefly comprises of entrance porch, kitchen / dining room, downstairs bathroom, lounge and to the first floor 2 double bedrooms, bedroom 1 with w/c.

Outside there is a front garden.

### Situation

\* In need of updating \* 2 Double Bedrooms \* Entrance Porch \* Kitchen / Dining Room \* Downstairs Bathroom \* Front Garden \* Lounge \* No onward Chain.

### The local area

### Local Authority

Somerset Council Tax Band: B

EPC Rating: E

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

## Accommodation

All measurement are approximate

## Entrance Porch

Front door into entrance porch, further door leading into :-

## Kitchen

14'10" x 13'2" (4.53 x 4.02)

L shaped with a range of fall and base units with roll top work surface over, space and plumbing for washing machine, space for fridge / freezer, built in oven and hob with extractor hood over, double glazed window to front, door into lounge, door into:-

## Bathroom

8'2" x 5'1" (2.51 x 1.56)

Obscure window to the front, low level w/c, pedestal wash hand basin, shower cubicle,

## Lounge

14'11" x 9'10" (4.55 x 3.01)

Double glazed window and door to the front garden, log burner, under stairs cupboard, stairs leading to:-

## First Floor

### First floor landing

Doors to

### Bedroom 1

13'2" 12'10" to wardrobes (4.02 3.92 to wardrobes)

Double glazed window to front, wall heater, range of built in wardrobes, door into:-

### W/C

Low level w/c and pedestal wash hand basin.

### Bedroom 2

14'10" x 13'1" (4.54 x 4.00)

Double glazed window to front, wall heater.

## Outside

## Front Garden

Front garden laid to patio.

## Material Information...

Additional information not previously mentioned

- Mains electric, mains water.
- Not water metered.
- Electric wall heaters.
- Mains sewage.
- Mains Water.
- Broadband and Mobile signal or coverage in the area.

Somerset Council Tax B

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

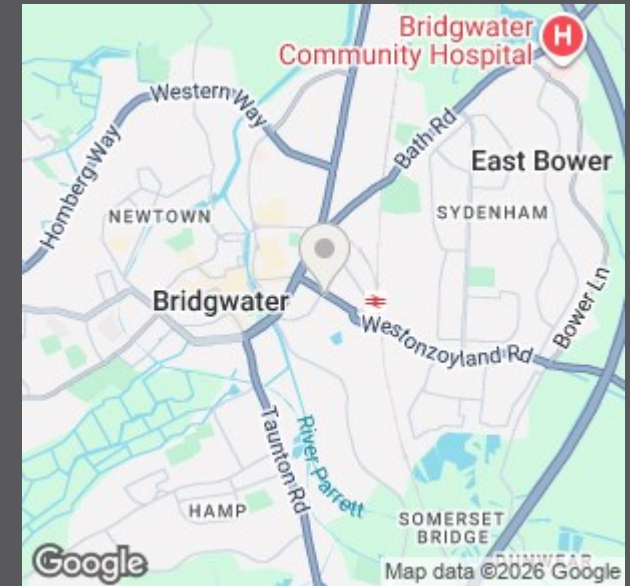
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[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)

# 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>		<b>82</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</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.

