



St. Thomas Court
Bridgwater, TA6 5SJ

Price £194,950

Tamlyns

PROPERTY DESCRIPTION

Two bedroom terrace property which has been recently refurbished.

This property really has to be viewed to be appreciated!! It is being sold with the benefit of no onward chain and briefly comprises of entrance hall, lounge, kitchen / diner, and to the first floor bathroom and two bedroom.

Outside there is a rear garden and to the front off street parking.

Local Authority

Somerset Council Tax Band: A

EPC Rating: C

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

Accomadation

All measurements are approimate

Entrance Hall

Front door into entrance hall, stairs to first floor, door into Lounge.

Lounge

16'7" x 11'10" (5.08 x 3.61)

Double glazed window to the front, radiator, door into

Kitchen / Diner

11'10" x 7'10" (3.61 x 2.4)

Range of wall & base units with rolltop work surface, sink unit, space for fridge / freezer, space & plumbimg for washing machine, space for cooker, doors leading out to the readr garden

First Floor Landing

Loft access, doors to

Bedroom 1

11'10" x 11'8" (3.62 x 3.57)

Double glazed window to the front, radiator.

Bedroom 2

12'6" x 6'9" (3.82 x 2.07)

Double glazed window to the rear, radiator.

Bathroom

8'0" 6'1" (2.45 1.86)

Double glazed window to rear, low level w/c, pedestal wash hand basin, pannelled bath with electric shower over.

Outside

Front

2 allocated parking spaces to the front.

Rear Garden

Enclosed rear garden.

Material Information...

Additional information not previously mentioned

- Mains electric, gas and water.
- Water metered.
- Gas Central Heating.
- Mains sewage
- No flooding in the last 5.
- Broadband and Mobile signal or coverage in the area.

Council Tax A

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 upon for furnishing purposes and all approximate.

