



**ST. JOHN STREET**

Bridgwater, TA6 5JE

**Price £169,950**

**Tamlyns**

## PROPERTY DESCRIPTION

Extended 3 bedroom family home situated in St John Street Bridgwater, close to the town centre, railway station and local schools.

The property itself comprises of entrance hall, lounge, Kitchen / dining room, utility, bathroom, off street parking, enclosed rear garden.

The property does currently have spray foam in the loft which is deemed unacceptable with a majority of mortgage lender hence why ideal for cash buyers only.

### Situation

\* Cash Buyers Only (Spray foam in the loft) \*3 Bedroom extended family home  
\*Lounge \*Kitchen / Dining Room \* Utility \*Bathroom \*Off street Parking \*Enclosed Rear Garden

### 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

## Accommodation

All sizes are approximate

## Entrance Porch

Front door into entrance porch, radiator, door into:-

## Entrance Hall

stairs to first floor, doors to:-

## Lounge

10'7" × 9'7" (3.24 × 2.94)

Double glazed window to front, radiator.

## Kitchen / Dining room

14'7" × 12'8" (4.46 × 3.88)

Range of wall and base units with roll top work surface over, double glazed window to side, built in oven and hob with extractor hood over inner hall with double glazed doors leading out to the rear garden, doors to:-

## Utility Room

9'8" × 5'2" (2.95 × 1.59)

Wall mounted boiler, sink unit, space and plumbing for washing machine.

## Bathroom

10'1" × 5'6" (3.09 × 1.69)

Shower cubicle, panelled bath, low level w/c, pedestal wash hand basin, double glazed window.

## First Floor

### First Floor Landing

Storage cupboards, doors to:-

## Bedroom 1

14'7" × 9'6" (4.45 × 2.92)

Double glazed window to front, radiator.

## Bedroom 2

10'0" × 8'2" (3.06 × 2.50)

Double glazed window to the front, radiator, loft access.

## Bedroom 3

10'1" × 6'4" (3.08 × 1.95)

Double glazed window, radiator.

## Outside

### Front Garden

Off Street parking.

### Rear Garden

Enclosed rear garden mainly laid to lawn, with rear access.

## 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 years.
- Broadband and Mobile signal or coverage in the area.

WE HAVE BEEN ADVISED THAT THERE IS SPRAY FOAM IN THE LOFT AND MORTGAGE LENDERS MAY NOT LEND, PLEASE CHECK WITH YOUR ADVISORS BEFORE VIEWING

Council Band - A

## PROPERTY DESCRIPTION

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](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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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).

