



**ST. JOHN STREET**

Bridgwater, TA6 5JA

**Price £199,950**

**Tamlyns**

## PROPERTY DESCRIPTION

Three bedroom period property in need of refurbishment , within walking distance of Bridgwater town centre. Viewing is highly recommended to appreciate this property brimming with potential.

The property briefly comprises entrance hall, lounge, dining room, kitchen, WC, utility, and to the first floor 3 bedrooms and family bathroom.

Outside there are extensive gardens.

### Situation

\* Three bedroom house \* Large gardens \* Lounge \* Kitchen \* Dining Room \* Downstairs W.C. \* 3 Bedrooms \* Family bathroom \* Viewing Recommended \*

### Local Authority

Council Tax Band:  
Tenure: Freehold  
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

## Entrance Hall

Stairs to first floor, doors to lounge, dining room, kitchen, W.C., utility.

## Lounge

18'4" × 12'0" (5.59 × 3.67)

Double glazed windows to front and rear, 2 × radiators, stone built fireplace.

## Dining Room

12'0" × 8'8" (3.66 × 2.65)

Double glazed window to front, radiator.

## Kitchen

15'8" × 11'10" (4.80 × 3.62)

Range of wall and base units, understairs storage cupboard, wall mounted boiler, inner hall.

## W/C

Obscure window to rear, low level w/c.

## Utility

9'4" × 8'5" (2.85 × 2.57)

Double glazed window to the rear, wall and base unit, door to the rear garden.

## Landing

Loft access, double glazing to rear, storage cupboard, doors to bedrooms and family bathroom.

## Bedroom 1

11'11" × 10'1" (3.65 × 3.08)

Double glazing to the front, radiator, fitted wardrobes.

## Bedroom 2

8'11" × 8'0" (2.74 × 2.45)

Double glazing to rear, radiator.

## Bedroom 3

10'0" × 8'9" (3.05 × 2.69)

Double glazing to front, radiator, cupboard.

## Bathroom

8'0" × 5'9" (2.45 × 1.76)

Corner bath with shower over bath, low level W/C, pedestal hand wash basin, obscure double glazing to side and rear.

## Outside

Larger than average rear garden.

## Material Information...

Additional information not previously mentioned

- Mains electric, gas and water
- No Water meter.
- Gas central Heating
- Mains sewage.
- 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)

## PROPERTY DESCRIPTION







# PLAN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(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).

