



5 Wellington Road, Bridgwater,  
Somerset, TA6 5EX

**Brightest**move

# Brightest move

£130,000 (Auction Guide Price)



Brightestmove are pleased to offer for sale this terraced house which is situated just off Polden Street and close to the mainline railway station. This three bedroom home is arranged over two floors and would be suitable to convert into a four bedroom HMO subject to obtaining the necessary consents. The double glazed accommodation briefly comprises living room, dining room and kitchen to the ground floor with three bedrooms and bathroom upstairs. Externally there is a small garden to the rear.

Wellington Road is conveniently situated within 250 metres of the local shops including convenience store and takeaways with a wider range of amenities available in the town centre of Bridgwater. This property is being sold by the modern method of auction and with no onward chain.



Bridgwater is an emerging town situated in the heart of the borough of Sedgemoor and within 11 miles of Taunton and 38 miles of Bristol. The town which is famed for its annual carnival is a thriving place with many new jobs being created in recent years.

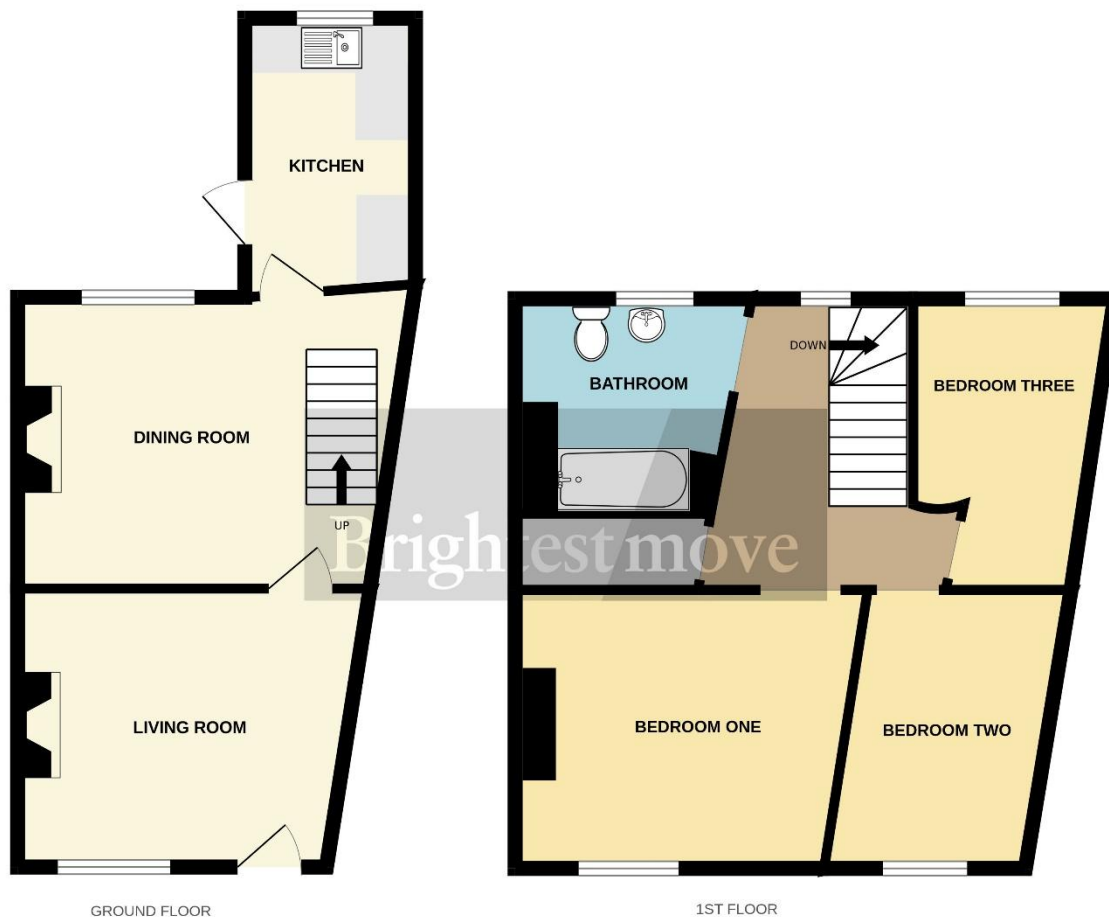
For more information or an appointment to view please contact the vendors sole agents.

SERVICES: Mains gas, electricity, water and drainage

HEATING: Gas fired central heating system (not connected)

TENURE: Freehold

COUNCIL TAX BAND: A



**Living room** 13' 04" x 10' 11" (4.06m x 3.33m)

**Dining room** 12' 08" x 11' 05" (3.86m x 3.48m)

**Kitchen** 10' 02" x 6' 08" (3.1m x 2.03m)

**Bedroom One** 12' 03" x 10' 10" (3.73m x 3.3m)

**Bedroom Two** 10' 09" x 7' 09" (3.28m x 2.36m)

**Bedroom Three** 11' 02 (max) " x 7' 11 (max) " (3.4m x 2.41m)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 74 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 50 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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