

Wellington Road
Bridgwater
TA6 5EZ



JOSEPH CASSON

the estate agency your home deserves



**JOSEPH
CASSON**
estate agency



£165,000

- Traditional Mid-Terraced Property
 - Three Bedrooms
 - One Bathroom
- Two Reception Rooms
 - Kitchen
- Enclosed Rear Garden
- Gas Central Heating
 - Double Glazing
- No Onward Chain

NO ONWARD CHAIN. This traditional mid-terraced home is conveniently positioned close to Bridgwater railway station and within easy reach of the town centre and its range of amenities.

The accommodation briefly comprises two generous reception rooms, a kitchen and shower room to the ground floor. Upstairs, there are three bedrooms, all accessed from the landing.

Outside, the property benefits from an enclosed rear garden, providing a private outdoor space to enjoy.

An ideal opportunity for first-time buyers, investors or those seeking a conveniently located family home.

TENURE: Leasehold - 1000 years from 1877 (851 years remaining).

GROUND RENT: £6.00 Per Annum

ACCOMMODATION

This double-glazed and gas centrally heated traditional terraced property briefly comprises an entrance hallway, two reception rooms, kitchen and shower room to the ground floor. Upstairs, there are three bedrooms, all accessed from the landing.

Externally, the property benefits from an enclosed rear garden, predominantly laid to lawn, providing a pleasant outdoor space for relaxation and entertaining.

LOCATION

Bridgwater offers a comprehensive range of shopping, leisure and educational facilities, together with excellent transport links via the M5 motorway and mainline railway services. The town is ideally positioned for commuters and provides convenient access to the wider Somerset region. A short distance to the west lie the Quantock Hills, an Area of Outstanding Natural Beauty, offering an abundance of scenic walks, cycling routes and outdoor pursuits.

ADDITIONAL INFORMATION

Tenure: Leasehold - 1000 years from 23/01/1877

Ground Rent: Peppercorn. £2.00-£6.00 per annum. Awaiting confirmation.

Estate/Management Charge: No

EPC Rating: C

Council Tax Band: A

UTILITIES

Water supply: Mains

Sewerage: Mains

Electricity Supply: Mains

Mains Gas Supply: Yes

Central Heating: Yes - Gas

FLOODING

No Flooding in the last 5 years. Flood Information: flood-map-for-planning.service.gov.uk/location

BROADBAND & MOBILE COVERAGE

For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:

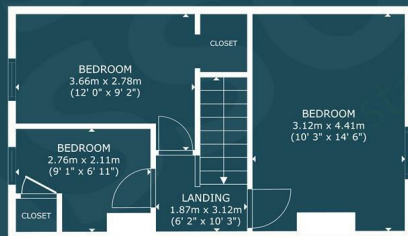
checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage





FLOOR 1



FLOOR 2

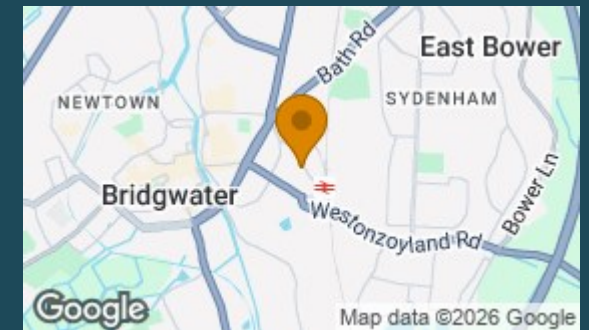
GROSS INTERNAL AREA
 FLOOR 1 47.1 m² (507 sq.ft.) FLOOR 2 34.4 m² (371 sq.ft.)
 TOTAL = 81.5 m² (877 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax Band

A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Joseph Casson Estate Agency -
Bridgwater
1 Friarn Lawn
Bridgwater
Somerset
TA6 3LL

Contact
01278258005
office@josephcasson.co.uk
www.josephcasson.co.uk



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